

2005 0392
IGSL

A Component of
the Buellton
General Plan



**PLANNING HORIZON
2001 to 2008**

City of Buellton
P.O. Box 1819
107 W. Highway 246
Buellton, CA 93427

CITY OF BUELLTON

2004 HOUSING ELEMENT

Housing Goals, Programs, Policies and Quantified Objectives:

- Adequate Sites
- Affordable Housing Supply
 - Housing Impediments
- Conservation and Rehabilitation
 - Equal Housing Opportunity
 - Preservation of At Risk Units
 - Quantified Objectives

Preliminary Analysis and Program Development:

- Housing and Demographic Data
 - Housing Affordability
 - Needs Assessment
- Constraints and Opportunities
 - Development Potential
 - Past Performance
- Policy & Program Considerations

Adopted By:

CITY COUNCIL RESOLUTION NO. 04-07

**107 W. Highway 246
Buellton, California 93427**

**Date Adopted:
June 10, 2004**

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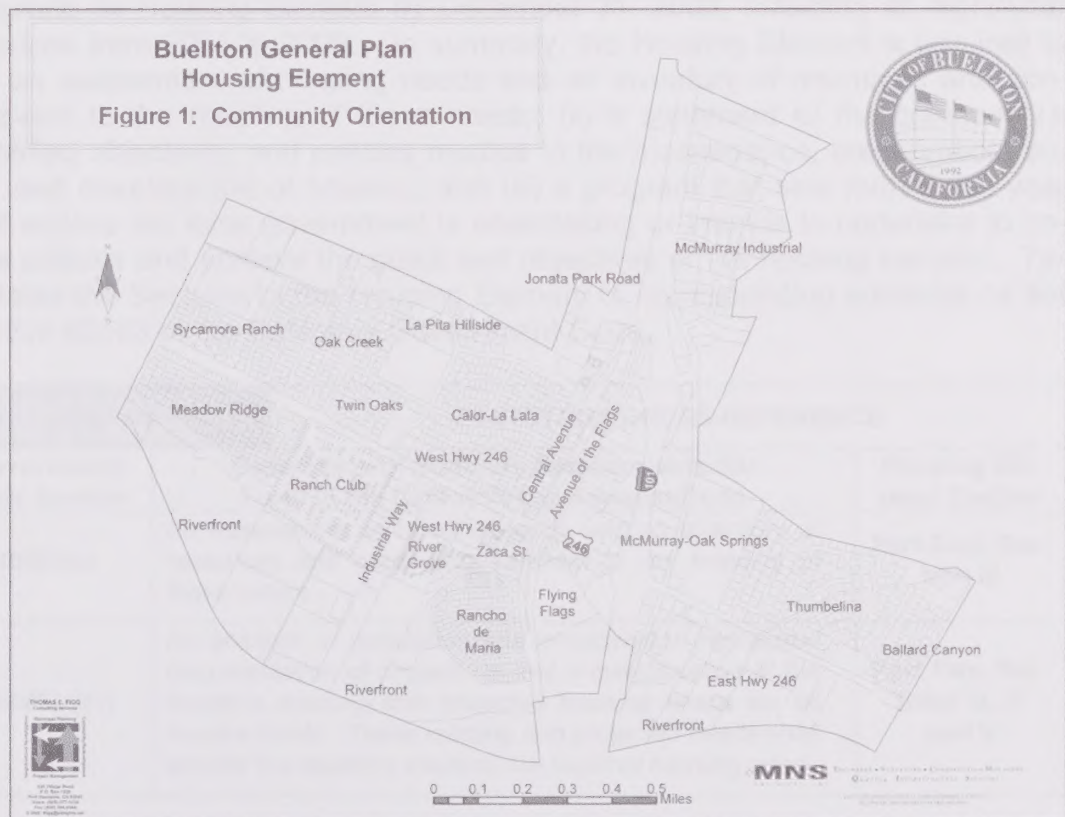
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CITY OF BUELLTON – HOUSING ELEMENT

PART ONE: HOUSING GOALS, PROGRAMS, POLICIES AND QUANTIFIED OBJECTIVES

SECTION I: INTRODUCTION

Community Context: The City of Buellton is a California central coast community of 4,213 persons located on US Highway 101 in the Santa Ynez Valley of Santa Barbara County, approximately mid-way between Santa Barbara and Santa Maria. The City is predominately residential community contained within 1.6 square miles and surrounded by equestrian ranches, farms, vineyards and wineries. In the eight-year planning period following adoption of its original Housing Element in 1993, Buellton experienced a growth of 10% in housing and 15% in population. Comparatively speaking, Buellton rate of growth was second only to Santa Maria of all jurisdictions in Santa Barbara County. On the other hand, the actual numeric increase ranked third next to Guadalupe and Carpinteria in the *least* amount of population and housing gain of all municipalities. This anomaly underscores the inherent limitation of statistical reporting; the lower the numeric base, the more dramatic the percentage change.



Statutory Overview: Obligations of the City to provide affordable housing are embodied in two broad areas of law: (1) California Land Use Law applicable to all local government; and (2) the Community Redevelopment Act applicable to all redevelopment agencies. Principal requirements of California Land Use Law include: adoption of Housing Elements as part of each community's General Plan; production and replacement of affordable housing within the California Coastal Zone; and inducements to provide affordable housing through density bonuses and secondary dwellings. Principal requirements of the Community Redevelopment Act include: production and replacement of affordable housing within redevelopment project areas; dedication of tax increment revenue to finance affordable housing; and adoption of Implementation Plans to evidence housing compliance. Among other recommended actions, this Housing Element specifically anticipates revisions to the Buellton Improvement Project Redevelopment Plan and 5-Year Implementation Plan to fully integrate all of the City's affordable housing policies and programs.

Housing Element Requirements: Housing Element law is codified in Article 10.6 of the California Government Code commencing with Section 65580. Under these statutes, all communities in California are required to have a Housing Element as part of their adopted General Plan. Furthermore, these Elements are to be updated every five years. Buellton's original Housing Element was adopted on November 17, 1993, along with the City's first General Plan. Under recent legislative amendments, the City is required to update its Housing Element by December 31, 2003, reflecting an eight-year planning horizon from 2001 to 2008. In summary, the Housing Element is required to contain: (i) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs; (ii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iii) a program that sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. Table 1 correlates the Sections of the Housing Element to corresponding subdivisions set forth in Section 65583 of the California Government Code.

TABLE 1: COMPLIANCE SUMMARY		STATUTORY CROSS-REFERENCE
Government Code Section	Description of Statutory Requirements Set Forth in the California Government Code	Housing Element Section
65583(a)	An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.	Part Two, Section III
65583(a)(1)	An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need.	Part Two, Sections III, IV and V

It is a common mistake to think of the law as a set of rules that are applied to facts. In fact, the law is a system of principles that are used to resolve disputes. The law is a dynamic system that evolves over time as new cases are decided and new principles are developed. The law is a system of principles that are used to resolve disputes. The law is a dynamic system that evolves over time as new cases are decided and new principles are developed. The law is a system of principles that are used to resolve disputes. The law is a dynamic system that evolves over time as new cases are decided and new principles are developed.

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Case Name	Case Summary	Case Outcome
Case 1	A person was injured while working on a construction site. The person was not wearing a hard hat and was not following safety protocols.	The person was awarded compensation for medical expenses and lost wages.
Case 2	A person was injured while working on a construction site. The person was not wearing a hard hat and was not following safety protocols.	The person was awarded compensation for medical expenses and lost wages.
Case 3	A person was injured while working on a construction site. The person was not wearing a hard hat and was not following safety protocols.	The person was awarded compensation for medical expenses and lost wages.
Case 4	A person was injured while working on a construction site. The person was not wearing a hard hat and was not following safety protocols.	The person was awarded compensation for medical expenses and lost wages.

TABLE 1: (Continued)		STATUTORY CROSS-REFERENCE
Government Code Section	Description of Statutory Requirements Set Forth in the California Government Code	Housing Ele- ment Section
65583(a)(2)	An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.	Part Two, Sec- tions II and III
65583(a)(3)	An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.	Part Two, Sec- tion V
65583(a)(4)	An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities as identified in the analysis, including and use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need.	Part Two, Sec- tion IV
65583(a)(5)	An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.	Part Two, Sec- tion IV
65583(a)(6)	An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.	Part Two, Sec- tion III
65583(a)(7)	An analysis of opportunities for energy conservation with respect to residential development.	Part Two, Sec- tion IV
65583(a)(8)	An analysis of existing assisted housing developments that are eligible to change from low income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.	Part Two, Sec- tion III
65583(b)(1)	A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.	Part One, Sec- tions III – IX

TABLE 1: (Continued)		STATUTORY CROSS-REFERENCE
Government Code Section	Description of Statutory Requirements Set Forth in the California Government Code	Housing Element Section
65583(c)	A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.	Part One, Section IX
65583(c)(1)(A)	Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities, including sewage collection and treatment, domestic water supply, and septic tanks and wells, needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, emergency shelters, and transitional housing in order to meet the community's housing goals.	Part Two, Sections II and III
65583(c)(2)	Assist in the development of adequate housing to meet the needs of low- and moderate-income households.	Part One, Sections III and IV
65583(c)(3)	Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.	Part One, Section VII
65583(c)(4)	Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.	Part One, Section VI
65583(c)(5)	Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.	Part One, Section VII
65583(c)(6)(A)	Preserve for lower income households the assisted housing developments.	Part One, Section VIII
65583(c)(6)(B)	An identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.	Part One, Sections II, III and IX
65583(c)(6)(B)	The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.	Part One, Section I

Case Number	Description of Statutory Violation	Statutory Reference
10000000000000000000	A person who has been convicted of a crime involving the use of a firearm or dangerous weapon is prohibited from possessing a firearm or dangerous weapon for a period of 10 years after the conviction.	18 USC 922(g)(1)
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Adoption Timeline: For Buellton, the process of updating its Housing Element for the current planning cycle began with the endorsement of a three-part Affordable Housing Strategy in October 2001. A near-term component of this strategy was the adoption of an Affordable Housing Ordinance ("AHO") that embodies inclusionary zoning, replacement housing and density bonuses provisions. Adoption of this Ordinance occurred in September 2002 and was specifically designed as an interim step leading to adoption and implementation of the updated Housing Element. This action was followed by a series of Planning Commission and City Council workshop presentations at which time various Housing Element background reports were presented for information and discussion. The process was subsequently interrupted as the result of litigation filed against the City, challenging, among other things, the adequacy of the City's previous Housing Element (*Garcia v. City of Buellton, et. al.*, United States District Court, Central District of California Case No. CV 02-4994-WMB). Proceedings to adopt the updated Housing Element were suspended pending settlement of the case that was formally reached and memorialized in an agreement dated December 6, 2003.

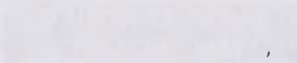
Update Process: The Housing Element update is focused on issues identified by the California Department of Housing and Community Development in their earlier review of the City's 1993 Housing Element: (i) identifying adequate sites to satisfy the City's fair share allocation of regional housing needs; (ii) assessing housing needs possessed by special population segments; and (iii) evaluating past accomplishments while tailoring programs to meet identified needs. For sake of consistency, the format of the updated Housing Element follows the current General Plan layout; that is, a definitive policy document (Part One) accompanied by a technical appendix (Part Two). As mentioned, Preliminary Analysis and Program Development reports were released as a precursor to a Housing Plan. The earlier reports are embodied in Part Two and provide the technical backbone to formulating goals, programs, policies and actions for the future. A Housing Plan was subsequently released in October 2003 and serves as the centerpiece of goals, programs, policies and actions that follow in Sections III to IX.

Public Participation: The California Government Code expressly requires that diligent efforts be made to engage the public in the process of preparing and adopting Housing Elements. Preparatory to drafting this updated document, a series of special presentations and workshops were conducted with the Planning Commission and City Council at which time Preliminary and Program Development reports were released for public review. These sessions were widely noticed as indicated in Table 2, and engendered comments from a variety of attendees; most notably, the California Rural Legal Assistance, Santa Barbara County Housing Authority, People Helping People, Home Builders Association of the Central Coast, and various private citizens. These sessions were supplemented with a number of informal, one-on-one meetings with these same organizations. This updated Housing Element has been drafted in consideration of this early outreach, along with direction furnished by the Planning Commission and City Council. Noticed public hearings were subsequently conducted by the Planning Commission and City Council in the time and manner stipulated in Sections 65352, 65353, 65355 and 65589.7 of the California Government Code. Following receipt of testimony from these

hearings, together with comments received from the California Department of Housing and Community Development ("HCD"), the Element was adopted on June 10, 2004. The final adopted version of the Housing Element expressly incorporates all revisions required by HCD in order to find consistency with State Housing Element law.

TABLE 2: NOTICE MAILING LIST		PERSONS AND ORGANIZATIONS	
1*	California Rural Legal Assistance, Inc. Attn: Jeannie A. Barrett 2050 South Broadway, Suite G Santa Maria, CA 93454	2	Com. Church of Santa Ynez Valley 240 East Highway 246, Buellton, CA 93427 (805) 688-2012
1	People's Self-Help Housing Corporation Attn: Karen Seabury 26 East Victoria Street Santa Barbara, CA 93101	2	Valley Vineyard Christian 371 Avenue Of The Flags Buellton, CA 93427
1*	Home Builders Association Attn: Jerry Bunin 2078 Parker Street, Suite 210 San Luis Obispo, CA 93406-3010	2	Divine Mercy Inc. Prophecy & God's Faithfulness P.O. Box 948 Buellton, CA 93427
1	Housing Authority of Santa B. County Attn: John Polanskey 815 West Ocean Avenue Lompoc, CA 93436-6526	2	Word of Grace Christian Center 1509 W. Ocean Way Lompoc, CA 93436
1*	Santa Y. Valley People Helping People Attn: Dean A. Palius 545 North Alisal Road, Suite 102 Solvang, CA 93463	2*	Santa Barb. County Assoc. of Govts. Attn: Brian Bresolin 260 N. San Antonio Road, Suite B Santa Barbara, CA 93110
1	Santa B. Community Housing Corp. 11 E. Haley Street Santa Barbara, CA 93101	3	Joyce "Crippa" Kaiserlain P.O. Box 1020 Buellton, CA 93427
* Denotes parties to whom workshop and public hearing materials were furnished.		3	Potentially Affected Property Owners
City Council ("CC") Workshop on 5/8/03		Notice was published in a non-legal section of the Santa Ynez newspaper, posted at various locations with City Council Agenda and mailed to all parties listed as "1." Notification was performed by City Planning staff; publication and mailing occurred a minimum of 10 days prior to the meeting date; notices were posted as part of normal CC Agenda (7 days prior to meeting date).	
Planning Commission ("PC") Workshop on 7/17/03		Notice was posted at various locations with Planning Commission Agenda and mailed to all parties listed as "1" and "2." Notification was performed by City Planning staff; notices were mailed 10 days prior to the meeting date; notices were posted as part of normal PC Agenda (7 days prior to meeting date).	
PC Workshop on 8/7/03 & Public Hearing on February 19, 2004 (Continued to March 18, 2004) CC Workshop on 8/14/03 and Public Hearing on April 8, 2004 (Continued to June 10, 2004)		Notice was posted at various locations with Planning Commission & City Council Agendas and mailed to all parties listed as "1," "2" and "3." Notification was performed by City Planning staff; notices were mailed 10 days prior to the meeting date; notices were posted as part of normal PC Agenda (7 days prior to meeting date). A display advertisement in a non-legal section of the Santa Ynez Newspaper was also published a minimum of 10 days prior each Workshop and Public Hearing.	

business, business with corporate records from the California Department of Housing and Community Development (HCD) the County has advised as well as State. The first subject matter of the HCD is not directly relevant to business as required by HCD in order to find consistency with State Housing Records Act.

	RECORDS AND INFORMATION
1. The County of Santa Clara, California, is the owner of the following property: 1.1. The County of Santa Clara, California, is the owner of the following property: 1.2. The County of Santa Clara, California, is the owner of the following property:	1. The County of Santa Clara, California, is the owner of the following property: 1.1. The County of Santa Clara, California, is the owner of the following property: 1.2. The County of Santa Clara, California, is the owner of the following property:
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SECTION II: POLICY CONTEXT

Information Sources: The U.S. Department of Commerce, Bureau of the Census, provides the primary data source for evaluating demographic and housing trends for purposes of the Housing Element. Other principal sources include: (i) University of California at Santa Barbara, UCSB Economic Forecast Project; (ii) Santa Barbara County HOME Consortium, 2001-2005 Consolidated Plan (and updates); (iii) City of Buellton, 1993 General Plan, Housing Element and Zoning Ordinance; and (iv) State of California, Departments of Finance, Employment Development and Housing & Community Development. This information is supplemented by interviews with housing advocates, building industry representatives, non-profit organizations and other stakeholders. As earlier noted, the format of the updated Housing Element follows the current General Plan layout; that is, a definitive policy document (Part One) accompanied by a technical appendix (Part Two). The information contain in this Section II summarizes pertinent information appearing in Part Two.

Income Profile: Under Housing Element law, needs analysis and programming is geared toward three target income groups: very low, lower and moderate. These terms are benchmarked against the median income defined for each of the State's 58 counties. The upper limit of very low income is pegged at 50% of the area-wide median, lower income is pegged at 80% and moderate income is pegged at 120%. Based on 2000 Census data, target income groups comprise 59% of all households in Buellton with large groupings at each end of the spectrum (very low income at 25% and upper income at 41%). Comparatively speaking, Buellton's income distribution falls in the mid-range of jurisdictions in Santa Barbara County. On closer examination, Hispanic and Latino households possess the least income and (along with a small Asian contingent) are the most susceptible to living in poverty of all ethnic groups. Relative to occupancy, the distribution of owner-occupant households is evenly spread among all income categories while the percentage of renters is inversely proportional to income; that is, the lower the income, the higher the likelihood that such households are renters.

Housing Profile: Buellton experienced an increase of 10% in dwelling units in the eight-year period between adoption of its original Housing Element and the beginning of the current planning cycle. While this rate was highest among all County jurisdictions, the actual numeric increase ranked third next to Guadalupe and Carpinteria in the *least* amount of growth. In terms of housing type and occupancy, Buellton has the highest percentage of owner-occupied housing of any jurisdiction and the lowest percentage of multiple family dwellings. Buellton also has the highest percentage of mobile homes that, due to a predominance of older householders, contributes to the City's high median age. Also noteworthy is an overall vacancy rate of 3% that falls considerably below an ideal benchmark of 5%. While the growth in multiple family dwellings has outpaced single-family homes, the numeric increase is quite modest. As a consequence, the principal source of rental housing is single-family homes that typically rent at rates higher than for apartments.

Existing Housing Needs: Housing affordability represents the single biggest obstacle for Buellton residents (i.e., 39% of all households pay in excess of 30% of their income toward housing). This need is shared equally between owners and renters, while persons living in overcrowded or substandard conditions are skewed toward renters (i.e., approximately 30% for renters and 3% for owners). Independent field surveys along with Census data reveal that between 63 and 133 dwellings are substandard, while as much as 40% of the City's housing stock may contain lead-based paint. As with other housing needs, the distribution of substandard housing is skewed toward renter-occupied households. The data also suggests an imbalance in jobs and housing (with the consequence of increased commuting) as well as a mismatch in the size of dwellings (relative to bedroom counts) and households (relative to number of persons). Finally, disabled, homeless and farmworkers together represent 25% of the City's total population while elderly, large families and female-headed households comprise 40% of all households.

Future New Construction Requirements: The Regional Housing Needs Allocation ("RHNA") process is part of a statewide mandate to address housing issues related to future growth in the State. The needs assessment process sets numeric targets with the overriding goal of assuring an equitable geographic distribution of needs and responsibilities. The numbers are first generated by HCD and then refined by regional planning agencies in cooperation with local government. While the methodology takes into account land use and zoning, the numbers are not necessarily constrained by institutional limits. Indeed, a fundamental purpose of RHNA is to assure that adequate sites and zoning exist to address anticipated housing demand. Consequently, it is not inconceivable that housing numbers assigned to a particular jurisdiction exceed its theoretical carrying capacity. The number assigned to the City of Buellton for the current Housing Element cycle is 536, of which roughly 58% is assigned to target income groups. These numbers are roughly twice the amount assigned for the planning period from 1993 to 2001.

Opportunities and Constraints: High production costs, coupled with a diminished land base and high external market demand, are the primary constraints to providing affordable housing in Buellton. Comparatively speaking, Buellton has a far less onerous system relative to duration of process. In this regard, the time required to process discretionary land use applications ranges from 6 to 17 months. However, the fees charged by the City exceed the average charged for single-family homes elsewhere in the County, while charges for multi-family construction exceed the median as well as the average. The City's Zoning Ordinance provides for maximum residential densities ranging from a low of six dwellings per acre to a maximum of 16 units. However, actual build-out has come nowhere close to achieving these densities. The minimum required density to facilitate residential construction is 5, 10 and 25 dwellings per acre for single-family homes, condominiums and apartments, respectively. By comparison, the City's land use policies cap allowable density below the threshold necessary to stimulate the affordable apartment construction, while the inventory of property zoned for residential use is skewed toward the low end of the range.

The first step in the process of developing a business plan is to conduct a market analysis. This involves identifying the target market, understanding the needs and preferences of the target market, and assessing the competitive landscape. The market analysis should also include an evaluation of the economic environment and the regulatory framework. Once the market analysis is complete, the next step is to develop a business model. This involves identifying the revenue streams, the cost structure, and the key resources required to operate the business. The business model should also include a description of the marketing and sales strategy. The final step in the process is to develop a financial plan. This involves projecting the revenue, expenses, and cash flow for the business over a period of time. The financial plan should also include a description of the financing strategy.

The business plan is a document that outlines the business strategy and provides a roadmap for the business. It is a key tool for attracting investment and for managing the business. The business plan should be updated regularly to reflect changes in the market and the business. The business plan should also be used as a communication tool to inform stakeholders of the business strategy and to coordinate the business activities. The business plan is a critical component of the business development process and is essential for the success of the business.

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Development Potential: Development capacity is a function of land availability, use designations and environmental thresholds. From a resource standpoint, the City has a build-out potential of 774 dwellings on properties presently zoned for residential and mixed-use. Another 558 dwellings could expand this potential by rezoning properties that do not presently allow housing. The City also has the capacity to accommodate 693 secondary dwellings under current zoning and 184 units additional units by modifying development standards. In total, the City's inventory of available land can yield between 1,467 units under current zoning and 2,209 units with rezoning. An additional 370 units are presently under construction or entitled for near term development. However, from a regulatory and environmental standpoint, the City's residual land use capacity is only 176 units. In comparison, the number of units required to achieve RHNA goals could range as high as 2,314 units depending upon the selection of Key Development Sites for application of an Affordable Housing Overlay Zone, in combination with other housing production programs and policy options (see Table 3). In summary, the City does have sufficient land resources to achieve forecasted housing needs, but the exact approach is inconclusive without modifying land use policies and conducting further environmental study to determine the environmentally superior alternative(s).

TABLE 3: PROGRAM OP- TIONS		TARGET INCOME GROUPS				
		V. Low	Low	Mod	Other	Total
ALTERNATIVE #1						
Secondary Units				20		20
Multifamily Infill		5	4	3	83	95
Mixed Use		4	3	3	67	77
Housing Production						
AHOZ						
Key Sites	E,F,I,L,P	100	73	65	1,294	1,532
Base Density	25 du/ac					
Inclusionary %	20%					
Gross Acres	60					
Inclusionary						
Inclusionary %	Base Density	11	9	6	194	220
15%	10 du/ac					
Under Construction				11	138	149
Entitled Projects		16	12	40	153	221
Total Production		136	101	148	1,929	2,314
Net RHNA Goals		136	98	88	115	437
(Under)/Over Goals		-	3	60	1,814	1,877

TABLE 3: (Continued)		TARGET INCOME GROUPS				
		V. Low	Low	Mod	Other	Total
ALTERNATIVE #2						
Secondary Dwellings				0	20	20
Multifamily Infill		0	0	0	77	77
Mixed Use		0	0	0	62	62
Housing Production						
AHOZ						
Key Sites	E,H,I	13	101	88	326	326
Density	25 du/ac					
Inclusionary %	0%					
Gross Acres	13					
Inclusionary		0	0	0	517	517
Inclusionary %	Base Density					
0%	10 du/ac					
Under Construction				0	149	149
Entitled Projects		0	0	0	221	221
Total Production		137	101	88	1,046	1,372
Net RHNA Goals		136	98	88	115	437
(Under)/Over Goals		-	3	0	931	935

NOTE: Alternatives # 1 and 2 are not all-inclusive and are shown for illustrative purposes only. Alternative #1 depicts an "Inclusionary-Based" approach that produces deed-restricted affordable housing in exchange for density bonuses. Alternative #2 depicts a "Density-Based" approach wherein the production of affordable housing arises from higher overall densities without imposition of long-term affordability covenants. Net RHNA goals are computed as: (i) the gross numbers assigned to Buellton; LESS (ii) Completed Units. Completed Units consist of: (i) units reported by the State Department of Finance constituting the difference between numbers for January 1, 2001 and January 1, 2003; and (ii) units demolished in 2003, occupied by target income groups, and part of a Settlement Agreement resulting from a lawsuit filed against the City (Garcia v. City of Buellton, et. al., United States District Court, Central District of California Case No. CV 02-4994-WMB). Units reported as completed by the State Department of Finance pertain to the Meadow Ridge, Sycamore Ranch and Oak Creek single-family subdivisions and are not deemed affordable to target income groups. Under Construction and Entitled Projects will be counted toward RHNA goals in subsequent annual reviews after projects are actually completed and occupied. For the purpose of Alternative #2, no units Under Construction or Entitled are counted toward the targeted income groups (i.e., very low, low or moderate income).

Past Performance: Approximately one-third of the stated objectives within the previous Housing Element have been achieved and need not be continued; approximately one-third have continued relevance and should be retained; and approximately one-third have either not been achieved or require retooling. Overall, the City realized only 9% of its new construction goals for low and very low income households. This shortfall is compounded by a dramatic increase in production goals for low and very low income households in the forthcoming planning cycle. Compared to the previous planning cycle, RHNA goals for these particular target households have nearly tripled. Simply stated, there is a clear and convincing need for deeper subsidies, land use incentives and layered funding to make development of affordable housing possible. As a consequence, major changes in policies, programs and actions from the previous Housing Element are embodied in the Sections that follow and reflect the principal findings summarized in Table 4.

**TABLE 4: HOUSING
ISSUE SUMMARY****PROGRAM CONSIDERATIONS**

Issue Area	Observation	Ramification
Demographics	• Increase in children & minorities with decline in elderly translate to higher household sizes. • Housing stock is skewed toward owner occupied single family housing as opposed to rentals. • Inventory of available housing is scarce compared to an ideal vacancy target of 5%.	1. Need for more housing with emphasis on apartments and larger size units.
Economics	• Majority of current residents are low & moderate income; could not buy or rent at today's costs. • Incomes are lowest among minorities and special needs population with scarcest housing.	2. Need to preserve and protect existing housing stock and its affordability. 3. Need to affirmatively further fair housing to assure equal access and prevent discrimination.
Affordability	• Market rate housing is not affordable except for moderate-income rentals and condo purchases. • The affordability gap is significantly larger in the homeownership category as opposed to rentals. • Multiple family rentals require the least subsidization to produce affordable units.	4. Need to emphasize multifamily production as means of providing affordable housing.
Existing Housing Needs	• Affordability constitutes the single biggest need; overall needs are most acute among renters. • Special needs of disabled, homeless and migrant farmworkers require non-traditional responses.	5. Need to foster preservation, improvement and enlargement of rental units. 6. Need to leverage resources & partner with service providers to address special needs.

**TABLE 4:
(Continued)**

Issue Area	Observation	Ramification
RHNA Goals	• RHNA goals have doubled and are skewed toward the area of least performance – very low income. • Housing programs and production goals are generally driven by development economics. –very low income: public subsidization. –lower income: density bonus and secondary dwellings –moderate income: rental production.	7. Need to adjust land use policies, commit funds and engage directly in the development process to produce very low income units.
Inventory of Suitable Sites	• There is sufficient capacity to produce a potential of between 1,467 and 2,209 housing units. • RHNA goals and development capacity exceed General Plan thresholds. • Higher densities are needed to stimulate production affordable housing.	8. Need to institute new programs and policies, ensuring that adequate sites are available to meet new construction needs. 9. Need to amend General Plan and evaluate program and site selection options relative to environmental consequences.

SECTION III: ADEQUATE HOUSING SITES

A detailed assessment of parcel data, coupled with field surveys, reveals a build-out potential of 774 dwellings on properties presently zoned for residential and mixed-use. Another 558 dwellings could expand this potential by rezoning properties that do not presently allow housing. The City also has the capacity to accommodate 877 secondary dwellings. Of this sum, 693 can be added to the City's inventory under current zoning and 184 units could be added by reducing lot size requirements. In sum total, undeveloped, under developed and underutilized and City-owned properties have the potential of producing 2,209 additional units. This future capacity, in combination with 370 units presently permitted or under construction, compares favorably to the new construction RHNA goal of 437 units (adjusted for completed units between 2001 and 2003). However, only 15 acres of the City's 197-acre inventory are vacant and immediately available for development. The balance of this acreage is constrained by one or more land use or environmental factors. In addition, total development potential at current densities does not assure production of housing affordable to persons of low, very low and moderate income. The entire inventory of available land is graphically depicted in Figure 2 and summarized in Table 6.

Goal: To provide adequate sites with appropriate zoning, development standards and public infrastructure to facilitate development of the broadest range of housing for all income levels and population segments sufficient to attain compliance with the City's fair share allocation of regional housing needs.

Policies:

H-1 The City shall expand the inventory and development capacity of residential property through zoning designations, density bonuses and modification of development standards, and shall discourage the conversion or downzoning of existing land currently designated for residential use.

H-2 The City shall specifically promote mixed-use development within its redevelopment district, with particular focus along Avenue of Flags, and shall practice smart growth principals elsewhere by accommodating higher residential densities at locations in proximity to transit, shopping, employment and supporting public services.

H-3 The City shall promote integration of all economic and population segments in each residential project; however, scales of economy and management efficiencies require that certain projects are made exclusive to target groups and such concentration shall not be the sole basis of project denial.

H-4 The City shall institute variable density formulas that give deference to smaller dwelling units in mixed-use development in urban settings and bonuses for larger dwellings in single use residential projects with more land area and opportunities for providing family oriented amenities on-site.

Programs and Actions:

Note: All programs involving new or amended ordinances shall be subject to Planning Commission review and recommendation, and final approval by the City Council.

1. **General Plan Update.** According to the City's General Plan Environmental Impact Report (certified on November 17, 1993), Buellton has the capacity to accommodate 2,169 dwellings. By comparison, the City's current inventory of dwellings completed, under construction and entitled totals 1,993 units. The difference between these numbers (176 dwellings) represents the City's remaining environmental capacity. This number is less than one-half of the City's RHNA goals and is further constrained by existing land use and zoning regulations that limit residential build-out in mixed-use projects to 100 units. Thus, while the City has the theoretical capacity to meet its RHNA goals by virtue of its land inventory, it currently lacks the environmental and regulatory means by which to construct these units today. It is also noted that the City's theoretical capacity does not take into account densities and zoning standards that make the production of affordable housing economically feasible. Rather, the programs that follow specifically address this shortfall. In conclusion, development capacity issues, coupled with dated baseline information, give rise to the need for a broader General Plan update.

a. **Land Use Policies.** With the expressed goal of providing adequate sites, suitably zoned to accomplish its RHNA goals, the City shall: (i) undertake a General Plan update following adoption of the Housing Element; (ii) evaluate the Key Development Sites as part of the General Plan update and identify the environmentally superior site and program alternatives; (iii) amend the General Plan as necessary to ensure that adequate sites, suitably zoned, are available to accommodate the City's RHNA goals for all target income groups (very low and low in particular); and (iv) amend the City's Zoning Ordinance to implement the Affordable Housing Overlay Zone ("AHOZ"; Program 2). Amendment of the General Plan and Zoning Ordinance shall expressly include: (i) the specific designation of Key Development Sites that will receive an AHOZ; and (ii) adoption of an AHOZ Variable Limit and annual review process as described below.

b. **AHOZ Variable Limit.** The AHOZ Variable Limit shall: (i) initially be set in conjunction with the General Plan update and concurrent designation of AHOZ sites; and (ii) correspond to the minimum number of dwellings required to achieve the City's Net RHNA Goals (defined in Program 2) taking into account base density, percent of inclusionary housing, distribution of affordable units among target income groups and other housing production programs identified in the Housing Element. Thereafter, the AHOZ Variable Limit (as well as the inventory of AHOZ designated sites) shall be adjusted upward or downward (as the case may be) in connection with annual Housing Element reviews (Program 21) such that the potential number of dwellings that may be developed for all property with an AHOZ designation, in combination with other housing production programs identified in the Housing Element, is sufficient to meet Net RHNA goals for target income groups.

Responsible Agency/Department:	Planning Department
Timeframe:	May 7, 2005
Funding:	General Fund
Expected Outcome:	Amended General Plan Land Use Element and Zoning Ordinance

2. Affordable Housing Overlay Zone. The City shall establish an Affordable Housing Overlay Zone ("AHOZ") and designate which Key Development Sites (identified in Figure 2 and Table 6) shall receive an AHOZ designation. The AHOZ shall encompass one or a combination of the following sub-designations: (i) Permissive AHOZ zoning would not require residential development but would permit such use as an alternative to the base zoning of designated sites; and (ii) Restrictive AHOZ zoning would allow multifamily apartment development as the only allowed use of property receiving such designation. All affordable housing requirements within the AHOZ would over-ride all other mixed-use and affordable housing provisions that might otherwise apply to the property. The site selection process and AHOZ Variable Limit shall be accomplished in connection with the General Plan update and annual Housing Element reviews thereafter (Program 21) and must demonstrate that the sites are sufficient to meet Net RHNA goals for all target income groups (very low and low income in particular) in combination with policy decisions regarding base density, percent of inclusionary housing, distribution of affordable units among target income groups and other housing production programs identified in the Housing Element. The AHOZ shall: (i) allow "stand alone" residential projects irrespective of the underlying zone designation with a minimum base density of 25 units/acre; (ii) grant a 2:1 density bonus (two market rate units above the base density for each affordable low and very low income unit) up to a maximum combined density of 50% above the base; (iii) impose an inclusionary requirement, mandating that at least 20% of the base density be affordable to very low, low and moderate income households; (iv) compute the distribution of inclusionary units based on the apportionment of net RHNA goals (a defined and determined below); and (v) institute a bifurcated land use entitlement process as described below.

a. AHOZ Designations. Upon completion of the General Plan update and as part of the Housing Element reviews conducted annually thereafter (Program 21), the City shall amend its Zoning Map and apply an AHOZ designation to as many Key Development Sites (identified in Figure 2 and Table 6) as are necessary to meet Net RHNA goals for very low and low income households as follows: (i) all Key Development Sites receiving an AHOZ designation shall have ready access to supporting public infrastructure and shall consist of properties free of environmental and land use constraints or, if constrained by virtue of such factors, can be reasonably mitigated in order to permit the development at the base density; and (ii) the minimum number of Key Development Sites receiving an AHOZ designation shall be determined on the basis of acreage and base density according to formulas set forth below.

(i) **Permissive AHOZ.** For Key Development Sites where the production of “stand alone” residential projects is permissive, the minimum acreage of such sites shall determined by the following formula: $[(\text{Net RHNA goals/base density}) \times 2] - (\text{acres of Restrictive AHOZ properties} \times 2)$. (As an example, and for sake of illustration only, Table 7 shows a Net RHNA goal of 234 units for very low and low income households. With a minimum base density of 25 units per acre and 0 acres of Restrictive AHOZ properties, the minimum acreage requirement for Permissive AHOZ properties would be computed as follows: $[(234/25) \times 2] - 0 = 19$ acres).

(ii) **Restrictive AHOZ.** For Key Development Sites where the production of multifamily apartment units is the only allowed use of such property, the minimum acreage of such sites shall determined by the following formula: $((\text{Net RHNA goals/base density})$. (As an example, and for sake of illustration only, Table 7 shows a Net RHNA goal of 234 units for very low and low income households. With a minimum base density of 25 units per acre and 0 acres of Permissive AHOZ properties, the minimum acreage requirement for Restrictive AHOZ properties would be computed as follows: $[234/25] - 0 = 10$ acres).

b. **Net RHNA Goals.** Net RHNA goals, as used throughout this Housing Element, means 2001-2008 RHNA allocation for target income groups (i.e., very low, low and moderate income), less dwelling units completed between the period from January 1, 2001 to June 10, 2004 (i.e., date of adoption of the updated Housing Element) as adjusted annually on January 1st and thereafter based on actual construction occurring in the previous 12 months. In no event shall the percentage of very low income units be less than 40% of the total inclusionary units.

c. **Entitlement Process.** Housing developments consisting of: (i) no more than 25 units per acre (inclusive of density bonus units) on sites zoned General Commercial (CR) or Residential Multifamily (RM) may be allowed by Zoning Clearance under the jurisdiction of the Planning Director as provided in Sections 19.02.110 and 19.08.100 of the Buellton Municipal Code; (ii) greater than 25 units per acre (or do not otherwise qualify for a Zoning Clearance) on sites zoned CR or RM may be allowed by Development Plan approval under the jurisdiction of the Planning Commission as provided in Sections 19.02.110 and 19.08.120 of the Buellton Municipal Code; and (iii) projects on sites zoned Single Family Residential (RS), Commercial Service (CS), Open Space (OS) and Industrial (M) may be allowed by Conditional Use Permit approval under the jurisdiction of the Planning Commission as provided in Sections 19.02.110 and 19.08.110 of the Buellton Municipal Code.

d. **Standards of Review.** The standards of review and approval of affordable housing projects under Zoning Clearance, Development Plan and Conditional Use Permit shall be governed by the provisions of Chapter 19.08 of the Buellton Municipal Code subject to the following limitations and exceptions: (i) the basis of review and approval of projects qualifying for Zoning Clearance shall be the development standards

(i.e. building height, lot coverage, setbacks, etc.) of the underlying zone district to which the AHOZ applies; (ii) all projects shall comply with adopted Design Guidelines of the City, provided such Guidelines are not unreasonably imposed as to render a project infeasible; (iii) discretionary authority under a Development Plan or Conditional Use Permit shall not be unreasonably exercised to impose standards or criteria for the purpose of rendering infeasible the development of housing for any and all economic segments of the community as prohibited in Section 65913.2 of the California Government Code; and (iv) all project shall be subject to the requirements of the California Environmental Quality Act (California Public Resources Code Section 21000 et.seq. and its implementing regulations), if applicable, and shall adhere to mitigation measures prescribed in the General Plan and companion Environmental Impact Report, as updated and amended from time to time.

Responsible Agency/Department: Planning Department
 Timeframe: 2004-2005 in Conjunction with Current Budgeted General Plan Update
 Funding: General Fund
 Expected Outcome: Amended General Plan Land Use Element and Zoning Ordinance

3. Mixed Use Development. Undeveloped and underutilized property with a General Commercial (CR) designation has the potential of producing 604 new residential dwellings at a base density of 10 units/acre. However, this potential is artificially constrained by existing regulations that impose a 100-unit limit for mixed-use projects. The development standards applicable to the CR Zone are the most flexible of all zone districts that allow residential use. It is also noteworthy that roughly one-half of the total residential capacity within the CR Zone consists of property located within the Buellton Improvement Project Redevelopment Area. As such, fostering mixed-use development serves multiple objectives including: (i) implementation of the land use strategy set forth in the Avenue of

TABLE 5: DENSITY EQUIVALENTS SMALL UNIT PREFERENCE	
Unit Size	Factor
Studio	0.65
One bedroom	0.75
Two bedroom	0.85
Three or more bedroom	1.0

Flags Urban Design Plan; (ii) recycling blighted and underutilized property; (iii) producing affordable housing by operation of the existing AHO; and (iv) fostering smart growth and new urbanism principles. Accordingly, the City shall amend its Zoning Ordinance: (i) replacing the current 100-unit limit for mixed-use projects in the General Commercial CR Zone (codified at Section 19.02.220.C of the Municipal Code) with a new variable limit ("CR Variable Limit"); (ii) modifying current height restrictions (codified at Section 19.02.220.A of the Municipal Code) allowing an increase in building heights from 35 to 45 feet on a case-by-case basis considering the variable topographic conditions along Avenue of Flags; (iii) revamping the City's current off-street parking requirements (codified at Section 19.04.142), allowing credit for on-street and shared parking for mixed-use projects; and (iv) revising the current definition of density (codified at Section

19.12.020 of the Municipal Code) to adjust for unit sizes based on the equivalent measures set forth in Table 5. The new CR Variable Limit shall initially be set at the maximum development potential of existing undeveloped and underutilized property with a CR designation (i.e., 604 units). Thereafter, the limit may be adjusted downward in connection with annual Housing Element reviews (Program 21) so long as the adjusted limit, in combination with other housing production programs identified in the Housing Element, is sufficient to meet Net RHNA goals for target income groups.

Responsible Agency/Department:	Planning Department
Timeframe:	2004-2005 in Conjunction with Current Budgeted General Plan Update
Funding:	General Fund
Expected Outcome:	Amended General Plan Land Use Element and Zoning Ordinance

4. Secondary Unit and Multifamily Infill. The City has the capacity to accommodate 877 new secondary dwellings and 77 multifamily units on existing developed lots. Intensifying the development of under-built properties would provide for more efficient use of a limited land resource while dispersing affordable housing over a larger geographic area. To maximize this potential, the City shall amend its secondary unit zoning development standards (codified at Section 19.16.020 of the Municipal Code) to reduce minimum lot size requirements from 7,000 square feet to 6,500 square feet. Concurrently, the City shall amend its entitlement procedures (codified at Section 19.02.110 of the Municipal Code) to allow infill multifamily dwellings by simple Zoning Clearance. As a complimentary action, the City shall amend its current AHO to: (i) exempt secondary dwellings from inclusionary requirements; (ii) provide a 2:1 density bonus for infill multifamily units up to a maximum increase of 50% above the base density; and (iii) allow a reduction in development standards for infill multifamily units by discretionary review as an additional density bonus incentive under the current AHO. For secondary dwellings, the Ordinance amendments shall specifically target those properties identified as Strategy Area #1 of the Key Development Sites (see Figure 2); for multifamily infill, the amendments shall pertain to existing developed properties denoted as Strategy Area #2.

Responsible Agency/Department:	Planning Department
Timeframe:	2004-2005 in Conjunction with Current Budgeted General Plan Update
Funding:	General Fund
Expected Outcome:	Amended Zoning Ordinance

5. Development Capacity Preservation. The City shall amend its existing AHO to discourage the reduction of residential development capacity or otherwise compensate for diminished potential by: (i) allowing rezoning (from residential to non-residential) and down zoning (reduction in densities) subject to payment of in-lieu fees to the Housing Trust Fund; and (ii) basing the computation of in-lieu fees on an inclusionary require-

ment of 15%, utilizing the same formulas that are already stipulated in the AHO. In addition, the City shall: (i) evaluate the economic impact and suitability of residential reuse prior to disposition of any excess land owned by the City or Redevelopment Agency; and (ii) offer excess land deemed suitable for residential reuse to for-profit and non-profit sponsors for the development of affordable and special needs housing. Finally, the City shall adopt an Interim Ordinance requiring that all discretionary projects involving Key Development Sites (identified in Figure 2 and Table 6) for which application is filed with the City on or after adoption of the Housing Element be subject to a site-specific analysis of: (i) the property's land use and environmental suitability for receiving an AHOZ designation; and (ii) the potential ramification of allowing development of the property in advance of completing the General Plan Update (Program 1). The Interim Ordinance shall remain in effect until the General Plan Update is completed; provided, further, that no discretionary project involving a Key Development Site shall be approved where it is demonstrated that the remaining land inventory is insufficient to meet Net RHNA goals for very low and low income in combination with policy decisions regarding base density, percent of inclusionary housing, distribution of affordable units among target income groups and other housing production programs identified in the Housing Element.

Responsible Agency/Department:
Timeframe:

Planning Department
2004-05 for Urgency Ordinance and AHO
Amendment; Ongoing for Public Land Disposition

Funding:
Expected Outcome:

General Fund
Amended Zoning Ordinance

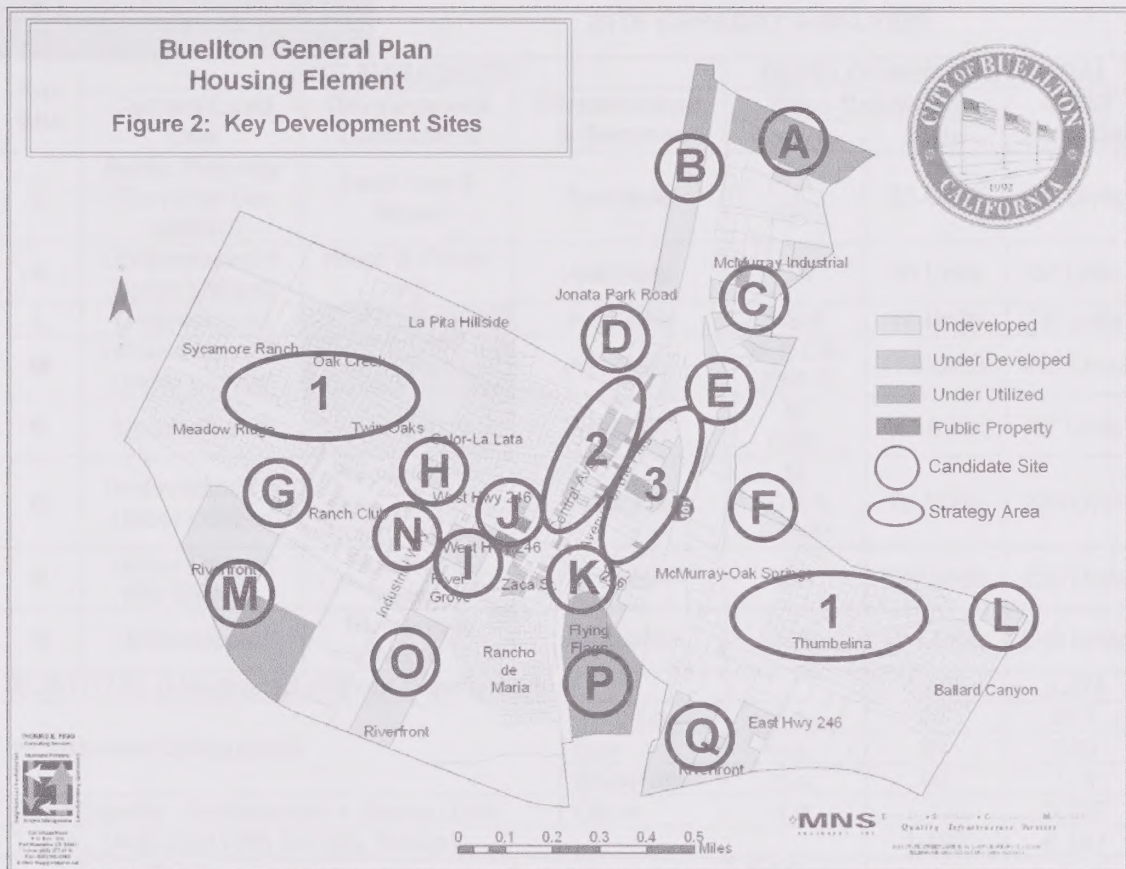


TABLE 6: KEY DEVELOPMENT SITES				SITE CAPACITY ANALYSIS		
Key Site	SITE SUITABILITY			DEVELOPMENT POTENTIAL		
	Current Land Use	Development Constraints	Infrastructure & Services	Base Condition Zoning	Yield	AHOZ Potential
A	Under Utilized	Noise, Access & Flooding	Available	M (CR)	180 Units	449 Units
B	Undeveloped & Under Utilized	Noise & Hill Slope	Available	CR	182 Units	454 Units
C	Undeveloped & Under Utilized	Land Use, Noise & Flooding	Available	M & CS (CR)	156 Units	391 Units
D	Undeveloped	Access & Hill Slope	Available	RM-12 & RS-6	20 Units	53 Units
E	Undeveloped	Noise & Flooding	Available	CR	51 Units	128 Units
F	Undeveloped	Slope	Available	CR	22 Units	54 Units
G	Undeveloped	Unconstrained	Available	RS-6	5 Units	17 Units
H	Undeveloped	Noise	Available	CR	16 Units	39 Units
I	Undeveloped	Land Use & Noise	Available	CR & RM-8	51 Units	159 Units



Study Site		Reference Site		Control Site		Observation Site	
Site ID	Site Name	Site ID	Site Name	Site ID	Site Name	Site ID	Site Name
A	Study Site	B	Reference Site	C	Control Site	D	Observation Site
E	Study Site	F	Reference Site	G	Control Site	H	Observation Site
I	Study Site	J	Reference Site	K	Control Site	L	Observation Site
M	Study Site	N	Reference Site	O	Control Site	P	Observation Site
Q	Study Site	R	Reference Site	S	Control Site	T	Observation Site
U	Study Site	V	Reference Site	W	Control Site	X	Observation Site
Y	Study Site	Z	Reference Site				

TABLE 6: (Continued)		SITE CAPACITY ANALYSIS				
Key Site	SITE SUITABILITY			DEVELOPMENT POTENTIAL		
	Current Land Use	Development Constraints	Infrastructure & Services	Base Condition		AHOZ Potential
				Zoning	Yield	
J	Public Property (Currently Developed)	Land Use & Noise	Available	PQP (CR)	20 Units	50 Units
K	Undeveloped & Under Utilized	Noise & Flooding	Available	CR	20 Units	50 Units
L	Undeveloped	Flooding	Available	RS-6	19 Units	70 Units
M	Undeveloped & Under Utilized	Land Use & Flooding	Available	M & OS (RM-8)	159 Units	496 Units
N	Undeveloped	Land Use	Available	M (CR)	5 Units	12 Units
O	Undeveloped & Under Utilized	Flooding, Access, Pending Project & L Use	Available	M (CR & RM-8)	70 Units	220 Units
P	Under Utilized (RV Resort)	Flooding & Noise	Available	CR	128 Units	320 Units
Q	Undeveloped	Flooding & Noise	Available	CR	121 Units	265 Units
SUBTOTAL (Unadjusted Without Density Bonus)					1,225	3,225
Inclusionary Computation			Very Low	n.a.	77	271
			Low	n.a.	57	200
			Moderate	n.a.	50	174
Base Density - Inclusionary + Bonus Units			Other	n.a.	1,310	3,522
TOTAL (Adjusted With Density Bonus)					1,493	4,167
1	Existing Developed	Unconstrained	Available	RS Zone 877 Units	n.a.	n.a.
2	Under Developed	Unconstrained	Available	RM Zone 77 Units	n.a.	n.a.
3	Undeveloped & Under Utilized	Noise & Flooding	Available	CR 62 Units	n.a.	n.a.
SUBTOTAL (Unadjusted Without Density Bonus)					1,016	n.a.
Inclusionary Computation			Very Low	9	n.a.	n.a.
			Low	6	n.a.	n.a.
			Moderate	883	n.a.	n.a.
Base Density - Inclusionary + Bonus Units			Other	149	n.a.	n.a.
TOTAL (Adjusted With Density Bonus)					1,047	n.a.
NOTES:						
1. See Part Two, Section V for details on each Key Development Site.						
2. Black highlighting denotes properties with significant development constraints as to make possible residential construction unlikely. Gray highlighting denotes properties with development constraints that make residential use possible, but problematic.						
3. Inclusionary Computations reflect 20% for AHOZ and 15% for Strategy Areas #2 & 3. All Secondary Dwellings are deemed affordable to moderate income households.						
DISCLAIMER: The identity and inclusion of Key Development Sites appearing in Figure 2, Table 3 and Table 6 do not authorize construction, grant development rights or otherwise provide requisite zoning to achieve the unit yields listed, nor does their listing presuppose that any or all of the Sites will ultimately receive an AHOZ designation. Until AHOZ designations are made as provided in Programs 1 and 2, the Key Development Sites shall be governed by the underlying zone district in which the Sites are located; provided, further, that projects proposed on these Sites in advance of completing the General Plan Update (Program 1) may be subject to special processing under the provisions of Program 5.						

BITE CANNIST ANALYSIS			
ITEM		ITEM	
QTY	UNIT	QTY	UNIT
1	Canister	1	Canister
2	Canister	2	Canister
3	Canister	3	Canister
4	Canister	4	Canister
5	Canister	5	Canister
6	Canister	6	Canister
7	Canister	7	Canister
8	Canister	8	Canister
9	Canister	9	Canister
10	Canister	10	Canister
11	Canister	11	Canister
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95	Canister	95	Canister
96	Canister	96	Canister
97	Canister	97	Canister
98	Canister	98	Canister
99	Canister	99	Canister
100	Canister	100	Canister

TABLE 7: PROGRAM CAPACITY SUMMARY	UNIT COUNT BY INCOME GROUPS				
	Very Low	Low	Moderate	Other	Total
RHNA Goals					
Gross	129	91	88	228	536
New Construction	-7	-7	0	113	99
Net	136	98	88	115	437
Target Groups					
Net RHNA Goals	136	98	88		
% Allocation	42%	31%	27%		
Unit Potential					
Under Construction			11	138	149
Entitled Projects	16	12	40	153	221
AHOZ Potential	271	200	174	3,522	4,167
Secondary Dwellings			877		877
Multifamily Infill	5	4	3	83	95
Mixed Use	4	3	3	67	77
Total	296	219	1,108	3,963	5,586
Summary					
Net RHNA Goals	136	98	88	115	437
Unit Potential	296	219	1,108	3,963	5,586
Under/Over Capacity	160	121	1,020	3,848	5,149

NOTE: See Section V in Part Two for computation of Net RHNA Goals and inventory of units Under Construction and Entitled Projects. Allocation of units Under Construction and Entitled Projects reflects following assignments: (i) Secondary Units – 11 units moderate income; (ii) McCombs Duplex – 1 unit moderate income; (iii) Vintage Walk – 3 units very low, 2 units low income and 2 units moderate income; (iv) Golden Meadows – 1 unit low income; (v) Country Crossroads – 17 units moderate income; Oak Springs – 13 units very low income, 9 units low income and 8 units moderate income; (vi) Jesus Tovalin – 2 units moderate income. Totals may vary slightly from sum of individual tabulations due to rounding.

TABLE 1. SUMMARY OF DATA FOR THE 1990-1991 FLOODING EVENT				
Station	Date	Time	Water Level (ft)	Notes
1	10/10/90	08:00	1.2	
2	10/10/90	12:00	1.5	
3	10/10/90	16:00	1.8	
4	10/10/90	20:00	2.1	
5	10/11/90	00:00	2.4	
6	10/11/90	04:00	2.7	
7	10/11/90	08:00	3.0	
8	10/11/90	12:00	3.3	
9	10/11/90	16:00	3.6	
10	10/11/90	20:00	3.9	
11	10/12/90	00:00	4.2	
12	10/12/90	04:00	4.5	
13	10/12/90	08:00	4.8	
14	10/12/90	12:00	5.1	
15	10/12/90	16:00	5.4	
16	10/12/90	20:00	5.7	
17	10/13/90	00:00	6.0	
18	10/13/90	04:00	6.3	
19	10/13/90	08:00	6.6	
20	10/13/90	12:00	6.9	
21	10/13/90	16:00	7.2	
22	10/13/90	20:00	7.5	
23	10/14/90	00:00	7.8	
24	10/14/90	04:00	8.1	
25	10/14/90	08:00	8.4	
26	10/14/90	12:00	8.7	
27	10/14/90	16:00	9.0	
28	10/14/90	20:00	9.3	
29	10/15/90	00:00	9.6	
30	10/15/90	04:00	9.9	
31	10/15/90	08:00	10.2	
32	10/15/90	12:00	10.5	
33	10/15/90	16:00	10.8	
34	10/15/90	20:00	11.1	
35	10/16/90	00:00	11.4	
36	10/16/90	04:00	11.7	
37	10/16/90	08:00	12.0	
38	10/16/90	12:00	12.3	
39	10/16/90	16:00	12.6	
40	10/16/90	20:00	12.9	
41	10/17/90	00:00	13.2	
42	10/17/90	04:00	13.5	
43	10/17/90	08:00	13.8	
44	10/17/90	12:00	14.1	
45	10/17/90	16:00	14.4	
46	10/17/90	20:00	14.7	
47	10/18/90	00:00	15.0	
48	10/18/90	04:00	15.3	
49	10/18/90	08:00	15.6	
50	10/18/90	12:00	15.9	
51	10/18/90	16:00	16.2	
52	10/18/90	20:00	16.5	
53	10/19/90	00:00	16.8	
54	10/19/90	04:00	17.1	
55	10/19/90	08:00	17.4	
56	10/19/90	12:00	17.7	
57	10/19/90	16:00	18.0	
58	10/19/90	20:00	18.3	
59	10/20/90	00:00	18.6	
60	10/20/90	04:00	18.9	
61	10/20/90	08:00	19.2	
62	10/20/90	12:00	19.5	
63	10/20/90	16:00	19.8	
64	10/20/90	20:00	20.1	
65	10/21/90	00:00	20.4	
66	10/21/90	04:00	20.7	
67	10/21/90	08:00	21.0	
68	10/21/90	12:00	21.3	
69	10/21/90	16:00	21.6	
70	10/21/90	20:00	21.9	
71	10/22/90	00:00	22.2	
72	10/22/90	04:00	22.5	
73	10/22/90	08:00	22.8	
74	10/22/90	12:00	23.1	
75	10/22/90	16:00	23.4	
76	10/22/90	20:00	23.7	
77	10/23/90	00:00	24.0	
78	10/23/90	04:00	24.3	
79	10/23/90	08:00	24.6	
80	10/23/90	12:00	24.9	
81	10/23/90	16:00	25.2	
82	10/23/90	20:00	25.5	
83	10/24/90	00:00	25.8	
84	10/24/90	04:00	26.1	
85	10/24/90	08:00	26.4	
86	10/24/90	12:00	26.7	
87	10/24/90	16:00	27.0	
88	10/24/90	20:00	27.3	
89	10/25/90	00:00	27.6	
90	10/25/90	04:00	27.9	
91	10/25/90	08:00	28.2	
92	10/25/90	12:00	28.5	
93	10/25/90	16:00	28.8	
94	10/25/90	20:00	29.1	
95	10/26/90	00:00	29.4	
96	10/26/90	04:00	29.7	
97	10/26/90	08:00	30.0	
98	10/26/90	12:00	30.3	
99	10/26/90	16:00	30.6	
100	10/26/90	20:00	30.9	

SECTION IV: AFFORDABLE HOUSING SUPPLY

Under Housing Element law, needs analysis and programming is geared toward three target income groups: very low, lower and moderate ("target groups"). These terms are benchmarked against the median income defined for each of the State's 58 counties. The upper limit of very low income is pegged at 50% of the area-wide median, lower income is pegged at 80% and moderate income is pegged at 120%. Based on economic modeling performed for the updated Housing Element, market rate housing is not affordable for target groups except for moderate income rentals and condominiums; incomes are lowest among minorities and special needs population with the scarcest housing; multifamily rentals require the least subsidization to produce affordable units; and land economics dictate higher overall densities to produce affordable housing. These conditions require that more land be made available for residential development; densities need to be increased to maximize land utilization; and incentives must be provided to offset the requirements for affordable housing.

Goal: To provide a continuing supply of affordable housing to meet the needs of existing and future Buellton residents in all income categories.

Policies:

H-5 The City shall adopt policies, programs and procedures to facilitate attainment of its allocated share of new construction goals assigned through the Regional Housing Needs Allocation ("RHNA") process, with particular emphasis placed on the needs possessed by persons and families of low and very low income.

H-6 The City shall actively seek and formulate partnerships with for-profit and non-profit developers to produce affordable housing, provide reasonable assistance to support and process project applications and utilize authorities of the Redevelopment Agency to achieve development objectives.

H-7 The City shall, on its own or in conjunction with for-profit and non-profit developers, aggressively seek State and Federal funding to support the development of affordable housing and shall explore local funding alternatives to compliment these efforts.

H-8 The City shall continue to support the Santa Barbara County Housing Authority in the provision of Section 8 rental assistance and shall seek to broaden the program to compliment other affordable housing initiatives (e.g., secondary dwelling production, project-based tenant assistance, etc.).

Programs and Actions:

Note: All programs involving new or amended ordinances shall be subject to Planning Commission review and recommendation, and final approval by the City Council.

6. **Inclusionary Housing.** The City shall amend its current AHO and broaden the existing 15% inclusionary requirement to encompass all property regardless of zoning. The alternative means for satisfying the inclusionary requirement shall be accomplished by on-site construction, payment of in-lieu fees or equivalent actions prescribed in the AHO. The distribution of inclusionary units among target income groups shall be based on the apportionment of net RHNA goals, subject to the terminology and limitations described in connection with Program 2. Concurrently, the City shall amend the existing AHO to: (i) provide a 2:1 density bonus (two market rate units above the base density for each affordable low and very low income unit) up to a combined maximum of 50% above the base density for multifamily properties and 25 units/acre for property zoned General Commercial; (ii) update State density bonus provisions to reflect recent statutory changes for moderate income condominiums and provision of child care facilities; (iii) compute the distribution of inclusionary units based on the apportionment of net RHNA goals; and (iv) allow inclusionary units to offset replacement housing requirements on a 2:1 basis (i.e., a reduction of two replacement units for each inclusionary unit) to induce the production of permanent Affordable Housing. In regard to replacement housing: (i) the inclusionary housing offset shall apply only to inclusionary requirements that are imposed on the same parcel of record as that on which replacement units also are required; (ii) the units which are demolished or converted (and for which the replacement units are required) must not otherwise be governed by affordable housing covenants that impose rent or occupancy restrictions for a minimum of ten years; (iii) in the event that a demolished or converted unit dwelling is deed restricted with rent or occupancy restrictions for no fewer than ten years, replacement requirements shall be in addition to, and not offset by, inclusionary units; and (iv) replacement and inclusionary housing requirements stipulated under redevelopment law shall govern projects financed, in whole or in part, by the Redevelopment Agency.

Responsible Agency/Department:	Planning Department
Timeframe:	2004-05
Funding:	General Fund
Expected Outcome:	Amended Zoning Ordinance

7. **Secondary Dwelling and Infill Inducements.** As previously noted, the City has the capacity to accommodate 877 secondary dwellings. However, economic modeling shows that rates of return are insufficient to stimulate production of secondary dwellings units affordable to low and very low income. On the other hand, these units are affordable to moderate income and rents generally fall within the limits established in connection with the Federal Section 8 Housing Assistance Payments Program ("HAPP"). To induce production and maximize availability to target groups, the City shall amend its existing AHO to exempt secondary dwellings from inclusionary requirements in exchange for agreement by property owners to affirmatively market secondary units to income qualifying tenants under the Section 8 HAPP. In addition, the City shall seek grant funds and establish a rehabilitation/construction loan program to help defray development costs and induce production of secondary units. In exchange for rehabilitation/construction financing, owner/developers of secondary units shall be obligated to

affordability covenants for a minimum of 10 years. In specific regard to multifamily infill projects, the City shall develop and implement a financial assistance program, subsidizing multifamily infill projects within the Buellton Improvement Project Redevelopment Area by refunding all tax increment derived from construction of affordable units, less pass through payments to other tax agencies. *[Assuming a modest 1,000 square foot dwelling, the approximate value of this subsidy is \$20,000 over the remaining life of the Buellton Improvement Project. Based on a discount rate of 5%, the net present value of this subsidy is \$9,500].*

Responsible Agency/Department:	Planning Department
Timeframe:	2004-05 for AHO Amendment; 2005-2006 for Establishment of Rehabilitation/Construction Financing Program and Infill Subsidy Program
Funding:	General Fund for AHO Amendment; State and Federal Grant Programs for Secondary Dwelling Rehabilitation/Construction Program; Tax Increment for Infill Subsidy Program
Expected Outcome:	Amended Zoning Ordinance and Financial Assistance Programs

8. Housing Trust Fund. Past performance and recent economic modeling clearly evidence the need for deeper subsidies, land use incentives and layered funding to make development of affordable housing possible. This is particularly true of very low income where the needs are the greatest and the numeric RHNA goals the highest. Local funds alone are insufficient to meet that need. Instead, the City will need to draw upon a variety of existing and potential funding resources available from State, Federal and private sources. Locally, the most significant and immediately available resources include: (i) Redevelopment Housing Set Aside -- \$566,217; (ii) HOME Investment Partnership Program -- \$140,000; and (iii) County Housing Trust Funds -- \$1,000,000.

a. Resource Development. To augment local funding sources, the City shall: (i) actively pursue grant and loan funding to finance the various housing initiatives listed in the Housing Element; (ii) work cooperatively with for-profit and non-profit housing sponsors to leverage resources (e.g., State and Federal tax credits); (iii) continue participation in the HOME Consortium, support CDBG entitlement designation and actively pursue CDBG funding if successfully designated; and (iv) evaluate other local funding options and implement if deemed feasible. In specific regard to other local funding sources, the City shall expressly evaluate the following: (i) adoption of a non-residential linkage development fee; (ii) imposition of a real estate transfer tax; and (iii) dedication of transient occupancy taxes.

b. Redevelopment Agency. As a complimentary action to updating the Housing Element, the City shall amend the Redevelopment Plan and update the 5-Year Implementation Plan for the Buellton Improvement Project to: (i) increase the amount of tax increment "housing set aside" expressly reserved for affordable housing from 20%

to 25% (hereinafter referred to as "Supplemental Housing Set Aside"); (ii) require that all housing set aside expenditures comply with proportionality requirements and expenditure timetables required in redevelopment law; and (iii) allow the Supplemental Housing Set Aside to be reduced by contributions of local funds, including, for example, General Fund revenues of the City (but expressly excluding state and federal housing subsidies or funds including, but not limited to, federal HOME or Community Development Block Grant (CDBG) funds or state or federal Tax Credit funds now or hereinafter available to the City).

c. **Proportional Expenditures.** To align Redevelopment Plan and Housing Element policies, the City shall amend its current AHO, requiring that Housing Trust Funds expenditures be used to assist (as provided in the Ordinance) housing affordable to very low, low and moderate income households in the same proportion as the Net RHNA housing need for each of income category represents of the total net RHNA need for very low, low and moderate income households. No less than 40% of the Fund shall be used to assist very low income housing over the current ten year implementation period for the Buellton Improvement Project redevelopment area established and required pursuant to Health and Safety Code §33413.

Responsible Agency/Department:	City Manager
Timeframe:	2004-05 for AHO, Redevelopment Plan and 5-Year Implementation Plan Amendment; 2005 for Fee Studies; Ongoing for Grant Applications and Non-Profit Collaboration
Funding:	General Fund
Expected Outcome:	Capitalization of Housing Trust Fund

9. **Public-Private Partnerships.** The development of affordable housing, particularly for very low income households and populations with special needs, generally requires collaboration among multiple parties (e.g., developers, non-profit housing sponsors, local government, etc.). In this regard, the City's contribution can take one of a number of forms: (i) assisting in the review and preparation of concept drawings; (ii) analyzing development proforma and identifying gap financing; (iii) fast tracking the environmental review and entitlement permit process; (iv) utilizing the City's police powers to provide necessary land use and zoning; (v) supporting applications submitted to funding agencies; (vi) providing direct financial or development assistance; and (vii) employing the Redevelopment Agency to assemble land for development. Recognizing the collaborative nature of affordable housing development, the City shall undertake the following: (i) continue participation in the County HOME Consortium and similar collaborative efforts to affirmatively further emergency shelter, transitional housing, single room occupancy units and congregate housing needs outlined in the Consolidated Plan; (ii) conduct workshops and advise for-profit and non-profit sponsors of Key Development Sites selected for application of an AHOZ; and (iii) avail itself and offer all reasonable assistance to facilitate the development of affordable housing consistent with the Gen-

to 20% (the maximum allowed) to be "developmental housing" (see Article 16.01 of the zoning code). The zoning code also requires that the maximum density be 20 units per acre and that the maximum height be 35 feet. The zoning code also requires that the maximum lot area be 10 acres and that the maximum lot width be 100 feet. The zoning code also requires that the maximum lot depth be 100 feet. The zoning code also requires that the maximum lot area be 10 acres and that the maximum lot width be 100 feet. The zoning code also requires that the maximum lot depth be 100 feet.

Developmental Housing. The zoning code also requires that the maximum density be 20 units per acre and that the maximum height be 35 feet. The zoning code also requires that the maximum lot area be 10 acres and that the maximum lot width be 100 feet. The zoning code also requires that the maximum lot depth be 100 feet. The zoning code also requires that the maximum lot area be 10 acres and that the maximum lot width be 100 feet. The zoning code also requires that the maximum lot depth be 100 feet.

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eral Plan and updated Housing Element, with particular emphasis on the needs of very low income target population groups (e.g., farmworkers, disabled, etc.).

Responsible Agency/Department:	City Manager
Timeframe:	Ongoing
Funding:	Multiple Sources
Expected Outcome:	Affordable Housing Projects

10.10 To ensure compliance with the principle of universal design and provide an environment for persons with disabilities.

Policies

10.1 The City shall encourage the provision of housing types in the form and quantity including but not limited to, rental, low/moderate income, family projects, mobile and other relevant, affordable housing, in the development and growth of the housing in the city, which shall be integrated with the surrounding area.

10.10 The City shall promote policies and actions to encourage, encourage and development that to ensure that there is increasing housing management and regulatory standards that be applied to the development and growth of housing in the city.

10.11 The City shall encourage the availability of provision of emergency shelter, transitional housing and other short-term housing units to meet the needs of the homeless population and shall ensure that the development of all types of housing, including but not limited to, long-term housing, is encouraged.

10.12 The City shall encourage development of low/moderate housing units in the form and quantity including but not limited to, rental, low/moderate income, family projects, mobile and other relevant, affordable housing, in the development and growth of the housing in the city, which shall be integrated with the surrounding area.

and from the updated housing element with particular emphasis on the needs of very low income target population groups for a fairweather standard, etc.

Executive Agency/Department	City Manager
Lead and	City Manager
Funding	Major Source
Expected Outcomes	Effective Housing Program

SECTION V: HOUSING IMPEDIMENTS

The City's permit process is codified in Chapter 19.08 of the Buellton Municipal Code and provides for three levels of approval: (i) ministerial; (ii) administrative; and (iii) discretionary. Comparatively speaking, Buellton has a far less onerous system relative to duration of process in comparison to other Santa Barbara jurisdictions while development standards are similar. Section 19.02.110 of the Buellton Municipal Code lists uses allowed in all residential zone districts. While group quarters and shared-living arrangements are not expressly prohibited from the list of allowed uses, neither are they expressly permitted. Relative to development fees, the City charges less than the median but above the average for single-family homes elsewhere in the County; for multi-family construction, Buellton's fees exceed both benchmarks. Separate and apart from the Zoning Ordinance, the City is subject to the State Uniform Building Code ("UBC") that establishes minimum standards for all classes of construction. State law also stipulates that all newly constructed residential buildings consisting of four or more dwelling units must be designed and constructed in a manner that allows access to, and use by, disabled persons. This requirement does not require that physical changes be made at the time of construction; rather, only that the units are designed to accommodate adaptive retrofit at a later date.

Goal: To remove impediments to the provision of affordable housing and provide accommodations for persons with disabilities.

Policies:

H-9 The City shall accommodate the full spectrum of housing types in its land use regulations including, but not limited to, mixed-use developments, high density projects, rental and co-op housing, secondary dwellings, in-fill development and special needs housing (i.e., SROs, group homes and congregate living).

H-10 The City shall periodically evaluate and adjust its regulations, ordinances and development fees to ensure that they do not unduly constrain housing production; new regulatory proposals shall be evaluated for compliance with this policy in advance of adoption.

H-11 The City shall encourage the construction or conversion of emergency shelters, transitional housing and single room occupancy units to meet the needs of the homeless population and shall likewise facilitate development of group homes, congregate care and independent living units for persons with disabilities.

H-12 The City shall facilitate development of farm employee housing for up to 12 persons on agriculturally zoned land as a matter of right and by conditional use elsewhere in the City, and shall accommodate group living for up to six persons in all residential zones as a matter of right subject to development standards reasonably established.

Programs and Actions:

Note: All programs involving new or amended ordinances shall be subject to Planning Commission review and recommendation, and final approval by the City Council.

10. Land Use Modifications. The City shall amend its existing use regulations (codified at Sections 19.02.110 and 19.02.210 of the Municipal Code) to: (i) include shared living arrangements as allowed residential uses, with specific references to supported living (including In-Home Supportive Services) and licensed community care facilities; (ii) acknowledge that occupants are permitted without regard to familial status, disability or other population segment stipulated in Fair Housing statutes (e.g., individuals with Alzheimer's, AIDS/HIV, and homeless); (iii) expressly allow emergency shelters, transitional housing, single room occupancy units, farmworker housing and congregate care facilities as allowed uses in all zone districts subject to Conditional Use Permit; (iv) clarify that the development standards for projects requiring a Conditional Use Permit shall be those development standards of the underlying zone district where the project is located, provided, however, that such development standards may be modified or waived by Development Plan (as provided in Section 19.08.120.G.1); and (v) reiterate that no project shall be denied nor shall any condition be imposed on a project over which the City has discretionary approval (as codified in Chapter 19.08) with regard to familial status, disability or other population segment stipulated in Fair Housing statutes (e.g., individuals with Alzheimer's, AIDS/HIV, and homeless). Concurrently, the City shall amend its Zoning Ordinance implementing the provisions of Health & Safety Code Sections 17021.5 and 17021.6: (i) affirming agricultural employee housing serving six or fewer persons as an allowed use "by right" (e.g., Zoning Clearance) within residential zone districts; (ii) allowing employee housing serving 12 or fewer employees persons as an allowed use "by right" within agricultural zone districts; (iii) clarifying that persons having the right to occupy employee housing shall be restricted to individuals engaged in agricultural occupations consistent with the standards and limitations prescribed in the Employee Housing Act and its implementing regulations; and (iv) establishing development standards, including parking, reasonably established for the zone district in which the employee housing is developed or otherwise occupied. In addition, the City shall amend the current definition of density (codified at Section 19.12.020 of the Municipal Code) to adjust for unit sizes in "stand alone" residential projects based on the equivalent measures set forth in Table 8.

**TABLE 8: DENSITY EQUIVALENTS
LARGE UNIT PREFERENCE**

Unit Size	Factor
Studio	1.0
One bedroom	0.85
Two bedroom	0.75
Three or more bedroom	0.65

Responsible Agency/Department:	Planning Department
Timeframe:	2004-05
Funding:	General Fund
Expected Outcome:	Amended Zoning Ordinance

11. Development Constraints. The sites identified for potential residential development and shown in Figure 2 fall within one of three land use designations: (i) Residential Multifamily; (ii) General Commercial; and (iii) AHOZ. As proposed, development standards within the AHOZ are open-ended and provide the most flexibility. Of the zone districts that presently exist, the CR General Commercial district is the least restrictive. Within Residential Multifamily Zones, development standards are more traditional and may require modification in order to achieve infill affordable housing objectives. As previously noted, the City's current development fees for multifamily residential exceed both the average and median compared to other jurisdictions in the County. Accordingly, the following actions shall be taken: (i) the City, in consultation with the Home Builders Association of the Central Coast, shall undertake a study of the multifamily zone district with the specific objective of determining the necessity and appropriateness of modifying relevant development standards (including Community Design Guidelines) to maximize the build-out of multifamily properties at base densities with allowance for bonus units; and (ii) the City shall evaluate modification of development fees in conjunction with the City's forthcoming General Plan update and determine the financial feasibility of waiving fees for affordable units and reapportioning the difference among all other development categories.

Responsible Agency/Department:	Planning Department
Timeframe:	2005-06
Funding:	General Fund
Expected Outcome:	Amended Zoning Ordinance and Modified Development Fees

12. Special Needs Housing. As a member of the Santa Barbara County HOME Consortium, the City actively supports the County in administering a Continuum of Care Homeless Assistance Program. In addition, the City provides financial assistance to Santa Ynez Valley People Helping People in furnishing food and emergency services to Buellton residents. Information regarding services to assist homeless persons is routinely provided by the City as appropriate. Persons needing such services are typically referred to the County Sheriff (which administers a fund for food, gas and emergency shelter) or to People Helping People (which administers various social services). A substation of the County Sheriff is located adjacent to City Hall and People Helping People operate in nearby Solvang. According to People Helping People, the needs specific to the Santa Ynez Valley include: (i) Emergency Shelter Needs: 50-60 nights/year (residential motels serve as a common temporary source); (ii) Transitional Needs: 4-6 year round units, each client typically requiring a 90-120 day (clients primarily involve families, translating to a need for 4 two bedrooms; 2 three bedrooms); and (iii) Developmentally Disabled: 6-10 units for developmentally disabled adults, including both assisted and independent living, evenly divided bedroom sizes. To address these needs, the City shall: (i) continue its involvement and support of the Consortium of Care and People Helping People Homeless Programs; (ii) continue to disseminate information on services and resources; (iii) evaluate amnesty provisions for utilizing motels for

limited residential purposes (see Program 15); (iv) amend its existing AHO and exempt special needs housing from inclusionary requirements.

Responsible Agency/Department:	City Manager
Timeframe:	2004-05 for AHO Amendment; 2005 for Residential Motel Amnesty Program; and Ongoing for Balance of Services
Funding:	General Fund
Expected Outcome:	Amended Zoning Ordinance

13. Persons with Disabilities. The Fair Employment and Housing Act prohibits discrimination in all aspects of housing (rental, lease, terms and conditions, etc.) because of a person's disability. Disability is defined as: (i) physical or mental impairment that limits one or more of a person's major life activities; or (ii) a record of having, or being perceived as having, a physical or mental impairment. It does not include current illegal use of, or addiction to, a controlled substance (as defined by Section 102 of the Federal Controlled Substance Act, 21 U.S.C. Sec. 802). Persons with disabilities have the right to use the services of a guide, signal or service dog or other such designated animal and to keep such animals in or around their dwellings. At the request of a person with a disability (or by someone acting on behalf of such person with his or her written consent), a housing provider must make reasonable accommodations in rules, policies, practices or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling. A housing provider must allow a person with a disability (at the tenant's expense or at the expense of someone acting on behalf of such person with his or her written consent) to reasonably modify existing premises if the modifications are necessary to afford the disabled person full enjoyment of the premises. In furtherance of these rights, the City shall modify its existing AHO and Zoning Ordinance to: (i) incorporate Fair Employment and Housing Act provisions into each Affordable Housing Agreement governed by the AHO; (ii) give priority to disabled persons (second only to displaced persons) in occupying affordable units governed by the AHO; and (iii) institute a new abbreviated variance procedure, expressly designed to accommodate adaptive retrofit requests (e.g., discretionary authority vested with the Planning Director under a Development Plan procedure employing a processing fee no greater than the amount charged for a Minor Use Permit with findings tailored to the circumstances particular to the occupant or use of the premises rather than physical features particular to the property). In addition, the City shall: (i) disseminate information on the rights of the disabled as part of the Information and Referral Program listed under Equal Housing Opportunity; and (ii) seek grant funds and establish an adaptive retrofit program to underwrite the expense of modifying dwellings to accommodate the needs of persons with disabilities.

Responsible Agency/Department:	Planning Department
Timeframe:	2005

Funding:

General Fund for AHO, Zoning Ordinance Amendment and Information Dissemination; State and Federal Grants for Adaptive Retrofit Program (e.g., HOME Funds)

Expected Outcome:

Amended Zoning Ordinance and Adaptive Retrofit Program

General Fund for AIDS Testing Grants
Management and Information System
State and Federal Grants for AIDS Testing
Programs and Testing Centers
New York State Department of Health
HIV/AIDS

Funding

Operating Expenses

SECTION VI: CONSERVATION AND REHABILITATION

Target groups comprise approximately 59% of all households in Buellton. Of these households, approximately 39% pay in excess of 30% of their income toward housing. This translates to an overall affordability gap of 23%. For new residents, the affordability gap is roughly double the rate endured by current residents. This disparity underscores the need to preserve existing affordable housing; in particular, mobile (and manufactured) homes that account for 28% of the City's total housing stock. This need is shared equally between owners and renters, while persons living in overcrowded or substandard conditions are skewed toward renters (i.e., approximately 30% for renters and 3% for owners). In specific regard to housing conditions, independent field surveys along with 2000 Census data reveal that between 63 and 133 dwellings are substandard, while as much as 40% of the City's housing stock may contain lead-based paint. As with other housing needs, the distribution of substandard housing is skewed toward renter-occupied households. The data also reveals a mismatch in the size of dwellings (relative to bedroom counts) and households (relative to number of persons).

Goal: To conserve and rehabilitate the City's current stock of affordable housing.

Policies:

H-13 The City shall promote the cooperative repair, rehabilitation and improvement of mobile homes and residential structures that are substandard or in disrepair; blighted conditions and unsafe structures shall be abated and tenants shall be afforded protections in the event of their displacement.

H-14 The City shall require replacement of dwellings that are occupied by, and affordable to, target income groups and removed from the housing inventory due to demolition or conversion; exceptions shall be granted for owner-occupied dwellings, properties undergoing public nuisance abatement and non-conforming uses.

H-15 The City shall allow dwellings to be rehabilitated that do not meet current lot size requirements, building setbacks or other development standards, so long as the non-conformity is not increased and there is no threat to public health or safety; the City may consider amnesty for non-conforming uses in exchange for affordable housing.

H-16 The City shall encourage energy efficient construction in all new and rehabilitated dwelling units in compliance with the State Building Code; new land use patterns resulting from annexation shall encourage energy efficiency; solar access for existing development shall be protected and provided in new development, to the extent feasible.

Programs and Actions:

Note: All programs involving new or amended ordinances shall be subject to Planning Commission review and recommendation, and final approval by the City Council.

14. Property Rehabilitation. Field surveys conducted at the end of 2002 suggest that the City's overall housing rehabilitation needs are modest. Less than 5% of the City's housing was deemed substandard. Most of this housing is occupied by renters, presumably by persons of low and moderate income. At present, the City provides financial assistance to People Helping People in underwriting the expense of making emergency repairs to mobile homes within Buellton (representing approximately 25% of the City's total housing inventory). According to on-site resident managers, approximately 16 manufactured homes are currently in need of repair. In response to these needs, the City shall: (i) continue its financial support of the mobile home repair program; (ii) evaluate expansion of emergency repair assistance to encompass low and very low income single family owner occupants, adaptive retrofit needs of disabled persons and inclusion of energy conservation features; (iii) conduct a focused outreach to owners of substandard rental property to identify interest/willingness to engage in cooperative rehabilitation; (iv) establish a budget and seek grant funds to underwrite these endeavors; and (v) prioritize funds according to the severity of need and link affordable housing covenants to the amount of funds required.

Responsible Agency/Department:	City Manager
Timeframe:	Ongoing for Emergency Mobile Home Repair Program; 2005-2006 for Program Expansion to Owner Occupants and Rental Properties
Funding:	General Fund, Tax Increment and State Grant Funds
Expected Outcome:	Emergency Repairs and Rehabilitation of

15. Code Enforcement. As previously noted, less than 5% of the City's housing is deemed substandard. However, nearly half of the substandard units are classified as dilapidated or functionally obsolete and all of these units are renter occupied. Observed conditions may be so severe as to result in demolition or removal should the City proceed with enforcement action. Apart from substandard conditions, tenants are also subject to displacement resulting from conversion of use. Since 1993, a total of 18 dwellings have been removed from the City's housing inventory by reason of change or expansion of use; an undeterminable number of occupants may have been renters of target income groups. In addition to residential units whose continued use may be in jeopardy, there are an underdetermined number of motel rooms (concentrated in the area of Avenue of Flags) that may be in violation of zoning regulations by virtue of their long-term residential use; an additional 37 motel rooms have recently been permitted for conversion to another use. To protect tenants without compromising land use policies or vested property owner rights, the City shall undertake the following actions.

a. Relocation Assistance. The City shall amend its existing AHO to institute tenant notice and relocation payments consistent with all of the provisions and requirements of Health & Safety Code sections 50651 through 50659.3. The AHO amendment shall be applicable to the demolition or conversion of all residential rental units regardless of whether tenant displacement: (i) results from code enforcement, or

voluntary acts of the owner of such units; or (ii) is otherwise exempt from the replacement housing provisions of the AHO. The AHO Amendment shall: (i) make relocation notice and payments the residential rental unit owner's responsibility (provided that the City may elect to provide the notice and advance the payments under the provisions of Health and Safety Code Section 50657); (ii) establish the amount relocation assistance as constituting greater of (a) two times the actual monthly rent or (b) six times the monthly difference between the Affordable Housing Price (rent) and the current Fair Market Rent published by the Santa Barbara County Housing Authority in conjunction with the federal Section 8 Housing Assistance Payments Program. In all other respects the AHO shall incorporate and conform to the relocation payments, tenant noticing, appeals process and tenant disqualification provisions of Health and Safety Code §§50651-50659.3. These obligations shall apply to all projects for which discretionary permit approval is granted on or after the effective date of the AHO amendment; provided, however, that relocation requirements stipulated under redevelopment shall govern projects financed, in whole or in part, by the Redevelopment Agency.

b. **Abatement Process.** The City shall amend its existing AHO to institute special procedures in regard to abatement of substandard housing conditions. Under the AHO amendment, a tenant shall not be required to move until proper notice has been given and relocation payments have been made, except or unless the conditions of the property are so severe as to pose an immediate and serious threat to the health or safety of the occupants, in which case: (i) the City may suspend the requirement for notice and payment of relocation assistance prior to displacement; (ii) the property shall be vacated in the time and manner provided by law; and (iii) prior to displacement of the occupants, the City shall contact the Santa Barbara County Housing Authority (SBCHA) and Santa Ynez People Helping People regarding the impending displacement, request that those agencies provide a preference for the occupants for subsidized housing, and provide the occupants with a referral to the SBCHA and People Helping People. In the event that the property must be vacated before the notice and relocation payment requirements are satisfied, the owner shall remain responsible for payment of relocation assistance after the tenants have been displaced.

c. **Transient Occupancy.** The City shall amend its Municipal Code to: (i) clarify the definition of hotel and motel uses with respect to duration of occupancy; (ii) allow for a reasonable number of long-term visitor stays; (iii) provide for a reasonable amortization of existing non-conforming use; and (iv) make allowances for relocation payments in the event of tenant displacement. As part of the Municipal Code amendment, the City shall: (i) undertake an analysis of candidate properties; (ii) ascertain the breadth and magnitude of potential non-conforming conditions; and (iii) evaluate the feasibility of an amnesty program whereby limited residential use may be continued in exchange for affordable housing covenants.

Responsible Agency/Department: City Manager
Timeframe: 2004-2005

Funding:	General Fund, Tax Increment and State Grant Funds
Expected Outcome:	Amended Municipal Code and AHO; Residential Motel Amnesty Program

16. Affordable Covenants and Interim Assistance. Several recent projects approved or constructed in the vicinity of Avenue of Flags may be candidates for purchase of affordable covenants. These projects were approved prior to the AHO becoming effective and are exempt from the City's inclusionary requirements. The purchase of covenants could add units to the City's permanent supply of affordable housing or provide interim assistance for temporary stays (i.e., emergency and transitional housing). The most likely candidates are those properties where off-setting incentives could be offered in lieu of financial consideration. Such incentives might include on-street parking credits, relaxed development standards and redevelopment property tax credits. Accordingly, the City shall undertake the following: (i) contact property owners of candidate properties to ascertain their interest and willingness to entertain purchase of affordable covenants; (ii) negotiate the terms and conditions of participation; (iii) establish a budget and seek grant funds to underwrite these endeavors; and (iv) conclude the purchase of affordable covenants. As a complimentary action, interim assistance is currently available through People Helping People in the form of emergency mortgage and rent assistance to forestall untimely displacements. Concurrent with its assessment of affordable covenants, the City shall evaluate financial resources by which to continue and broaden the emergency mortgage and rent assistance program.

Responsible Agency/Department:	City Manager
Timeframe:	2004-2005
Funding:	Tax Increment and State/Federal Grant Funds
Expected Outcomes:	Development Agreements and Financial Assistance

17. Energy Conservation. The City will continue to collect, maintain and disseminate information from Pacific Gas and Electric ("PG&E") to encourage existing residents to participate in energy efficiency retrofit and rebate programs.. This information will be maintained at City Hall and relevant topics will be periodically featured in the City's semi-annual newsletter that is distributed to all residents. In addition, the City will: (i) post relevant information on its official website; (ii) integrate energy retrofit improvements into its emergency repair and housing rehabilitation programs; and (iii) sponsoring an energy awareness program, in conjunction with PG&E, to educate residents about the benefits of various retrofit and rebate programs.

Responsible Agency/Department:	City Manager, Planning Department
Timeframe:	Ongoing
Funding:	General Fund/PG&E
Expected Outcome:	Increased Energy Awareness

SECTION VII: EQUAL HOUSING OPPORTUNITIES

The California Fair Employment and Housing Act: (i) prohibits discrimination and harassment in all aspects of housing including sales and rentals, evictions, terms and conditions, mortgage loans and insurance, and land use and zoning; (ii) requires housing providers to make reasonable accommodation in rules and practices to permit persons with disabilities to use and enjoy a dwelling and to allow persons with disabilities to make reasonable modifications of the premises; and (iii) prohibits retaliation against any person who has filed a complaint with the State Department of Fair Employment and Housing, participated in a Department investigation or opposed any activity prohibited by the Act. According to data furnished by the Santa Barbara County Fair Housing Program and State Department of Fair Employment and Housing, only two complaints were lodged during the previous seven-year Housing Element planning cycle. While the incidence of complaints is relatively small, the scarcity of vacancies and general lack of affordable housing can lead to more widespread discrimination. In this regard, incomes are lowest among minorities and special needs population with the scarcest housing.

Goal: To affirmatively further fair housing and assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Policies:

H-17 The City declares that all persons regardless of race, creed, age, physical disability or sex shall have equal access to sound and affordable housing pursuant to State and Federal laws.

H-18 The City will promote awareness of the California Fair Housing and Employment Act and actively support enforcement of the policies of the State Fair Employment and Housing Commission.

H-19 The City will encourage the participation of all citizens of Buellton in the development of housing policies for the City.

Programs and Actions:

Note: All programs involving new or amended ordinances shall be subject to Planning Commission review and recommendation, and final approval by the City Council.

18. Fair Housing Services. The Federal HOME (Investment Partnership Act) Program provides access to grant funds targeted at low and very low income families. Eligible uses of these funds include homeownership assistance, multifamily rental project assistance, homeowner rehabilitation, and tenant based rental assistance. To enhance their prospects for Federal HOME funding, the Cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria and Solvang have formed a consortium in cooperation with Santa Barbara County. As a member of the HOME Consortium, the City of Buellton has ac-

SECTION VII: EQUAL HOUSING DISCRIMINATION

The County Fair Employment and Housing Act (FEHA) prohibits discrimination in employment on the basis of race, ethnicity, sex, sexual orientation, gender identity, age, marital status, religion, and ancestry. FEHA also prohibits discrimination in housing on the basis of race, ethnicity, sex, sexual orientation, gender identity, age, marital status, religion, and ancestry. FEHA is enforced by the County Fair Employment and Housing Commission (CFEHC). The CFEHC is a quasi-judicial body that hears complaints of discrimination and can order remedies such as reinstatement, back pay, and civil penalties. FEHA also provides for private litigation, where individuals can sue for damages and injunctive relief. FEHA is a critical tool for ensuring equal opportunity in the workplace and housing market.

Goal: To eliminate barriers to housing that exist on the basis of race, ethnicity, sex, sexual orientation, gender identity, age, marital status, religion, and ancestry.

Findings

1. The County has a long history of commitment to fair housing. The County has adopted various policies and programs to promote equal housing opportunities. However, there are still barriers to housing that exist on the basis of race, ethnicity, sex, sexual orientation, gender identity, age, marital status, religion, and ancestry.

2. The County has a diverse population with a wide range of housing needs. The County has a responsibility to ensure that all residents have access to safe and affordable housing. However, there are still barriers to housing that exist on the basis of race, ethnicity, sex, sexual orientation, gender identity, age, marital status, religion, and ancestry.

3. The County has a variety of housing programs and services. However, there are still barriers to housing that exist on the basis of race, ethnicity, sex, sexual orientation, gender identity, age, marital status, religion, and ancestry.

Programs and Actions

1. The County will continue to promote fair housing through various programs and services. This includes providing information about housing opportunities, offering financial assistance, and providing referrals to housing resources.

2. The County will continue to monitor the housing market for discrimination. This includes conducting regular audits of housing providers, responding to complaints of discrimination, and taking action to address discrimination when it is found. The County will also continue to provide training and education to housing providers about fair housing laws and policies.

3. The County will continue to provide financial assistance to low-income residents. This includes providing rental subsidies, down payment assistance, and other financial resources to help residents afford housing. The County will also continue to provide information about other housing resources available in the community.

cess to a variety of fair housing services sponsored by the County including the Rental Housing Mediation Task Force, fair housing publications and website information. Due to limited funding, these services are typically restricted to residents and property owners within unincorporated areas of the County. To expand access to these programs and assure their continued availability to Buellton, the City shall enter into discussions with the County and arrange a transfer or trade of HOME funds (or Federal CDBG funds should they subsequently become available) in exchange for access to County-sponsored fair housing counseling, information dissemination and referral services.

Responsible Agency/Department:	City Manager
Timeframe:	2005
Funding:	HOME Program (or CDBG Funds if the Consortium Subsequently Qualifies)
Expected Outcome:	Local Access to Fair Housing Services

19. Information and Referral. The City will continue to collect, maintain and disseminate information from the County, Housing Authority and State Department of Equal Housing and Employment regarding housing and tenant rights. This information will be maintained at City Hall and relevant topics will be periodically featured in the City's semi-annual newsletter that is distributed to all residents. The City will also: (i) post relevant information on its official website; (ii) conduct a focused mailing of relevant materials to landlords and tenants; and (iii) refer complaints directly to the State Department of Fair Employment and Housing. In addition, the City in partnership with the County of Santa Barbara (acting by and through the HOME Consortium and CDBG Program) and other public and non-profit agencies, will jointly sponsor and avail its facilities to provide an educational seminar on tenant and property owner rights and responsibilities under state and federal fair housing laws.

Responsible Agency/Department:	City Manager
Timeframe:	2004 for Fair Housing Seminar; 2005 for Mailing and Website; Ongoing for Information Dissemination and Interagency Cooperation
Funding:	General Fund
Expected Outcome:	Distribution of Information Regarding Equal Access to Housing

20. Affirmative Marketing. Under the City's existing AHO, an Affordable Housing Agreement is required for all inclusionary dwellings, density bonus units and replacement housing governed by the AHO. Each Agreement must be submitted to the City Council for review and approval prior to recordation. The City shall amend the AHO and incorporate Affirmative Fair Housing Marketing requirements into all Affordable Housing Agreements as follows: (i) Fair Housing – each housing sponsor shall carry out an affirmative program to attract tenants, regardless of sex, of all minority and majority groups to the encumbered property, publicizing to minority persons the availability of housing opportunities regardless of race, color, religion, sex or national origin, through

the type of media customarily utilized by the qualified tenants, including minority publications or other minority outlets which are available in the housing market area, and all advertising shall include either the HUD-approved Equal Housing Opportunity logo or slogan or statement and all advertising depicting persons shall include persons of majority and minority groups, including both sexes; (ii) EEO Notice (Office) -- each housing sponsor shall prominently display in all offices in which sale or rental activity pertaining to the encumbered property takes place the HUD-approved Fair Housing Poster and include in any printed material used in connection with said sales or rentals, the HUD-approved Equal Housing Opportunity logo or slogan or statement; (iii) EEO Notice (Property) -- the housing sponsor shall post in a conspicuous position within the encumbered property a sign displaying prominently either the HUD-approved Equal Housing Opportunity logo or slogan or statement; and (iv) Fair Housing Compliance -- as part of the annual reporting process, the housing sponsor shall document any and all claims of housing discrimination filed in regard to the encumbered property and the disposition of such claims. Subject to the limits of fair housing and associated laws, and notwithstanding the preferences granted to displaced persons and persons with disabilities (Program 13), Buellton residents shall be afforded priority in occupying affordable housing governed under the AHO.

Responsible Agency/Department:	Planning Department
Timeframe:	2004
Funding:	General Fund
Expected Outcome:	Amended Zoning Ordinance

21. Public Participation and Monitoring. Prior to any public hearing where the City is considering amending or updating the Housing Element, the City will post notices at significant public locations and shall directly notify the California Department of Housing and Community Development, People's Self Help Housing Corporation, Santa Barbara Community Housing Corporation, People-Helping-People, Cabrillo Economic Development Corporation (CEDC), Santa Barbara County Housing Authority, California Rural Legal Assistance, Home Builders Association of the Central Coast, local churches and all others expressly requesting to receive notice of such matters. Notice shall also be given in conjunction with annual review of Housing Element performance. In addition, the City, acting by and through its Redevelopment Agency, shall amend the Buellton Improvement Project Redevelopment Plan and 5-Year Implementation Plan to fully integrate and incorporate of the affordable housing policies and programs set forth in the Housing Element.

a. Annual Review. No less often than once each year, the City shall conduct a noticed meeting to assess housing performance and undertake program adjustments in connection with the planning report required by California Government Code Section 65400. Net RHNA goals (as defined in Program 2) shall be recomputed at this time, along with necessary and appropriate changes in the AHOZ and CR Variable Limit (Programs 2 and 3). At a minimum, the City shall modify its programs and policies to ensure that adequate sites, suitably zoned, are available to accommodate the City's Net

RHNA goals for very low and low income in accordance with the provisions of Program 2.a.. Such actions include, but are not necessarily limited to: (i) the designation of additional AHOZ sites; (ii) an increase in the base density of property with an AHOZ designation; or (iii) rezoning of non-residentially zoned property for exclusive residential use at a minimum density of 25 units per acre.

b. Program Promotion. As part of the annual review process, the City shall promote the availability of housing assistance programs and conduct a workshop with specific emphasis on Programs 2, 3, 4, 7, 13, 17 and 15a. No less than once a year, these programs will be advertised in the City's semi-annual newsletter that is distributed to all residents and posted on the City's official website.

Responsible Agency/Department:

Planning Department

Timeframe:

2004-05 for Redevelopment Plan Amendments; Ongoing for Noticing, Advertising, Workshops and Annual Reports

Funding:

General Fund

Expected Outcome:

Integrative Policy Development and Performance Review

SECTION VIII: PRESERVATION OF AT-RISK UNITS

At-risk units are those that are currently in a subsidized housing program and provide housing to target income groups at an affordable housing cost but will soon revert to market-rate housing due to termination of subsidy contracts, mortgage prepayment, or expiring use restrictions. Potential candidates include all multifamily rental units assisted under Federal, State and/or local programs including Federal and State grants, bond programs, redevelopment projects, local in-lieu fees, housing trusts funds, inclusionary housing and density bonuses ("covered units"). As of the October 1, 2003, only one "at risk" project has been identified: a 12-unit very low income project developed by the Santa Barbara Community Housing Corporation under the California Tax Credit Program located at 590 Central Avenue and commonly known as Central Gardens I. The project was developed in 2000 and has a 55-year deed covenant. Under Housing Element criteria, the property is not deemed at risk of conversion.

Goal: Retention and continuation of affordability covenants on all covered units at risk of conversion in Buellton.

Policies:

H-20 The City shall actively monitor covered units and use all reasonable efforts to preserve at risk dwellings including, but not limited to, direct purchase, mortgage refinancing, non-profit partnership acquisition, co-operative tenant conversion and similar preservation techniques.

H-21 At least two years written notice shall be required prior to the conversion of any covered units; such notice shall be given to the City, California Department of Housing and Community Development, Santa Barbara County Housing Authority and residents of covered units.

Programs and Actions:

Note: All programs involving new or amended ordinances shall be subject to Planning Commission review and recommendation, and final approval by the City Council.

22. Affordable Housing Monitoring. The City shall maintain, in coordination with the Santa Barbara County Housing Authority and all other non-profit housing sponsors, a list of all dwellings within the City that are subsidized by government funding or low income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings. In addition, the City shall: (i) amend its existing AHO to impose two-year noticing as part of the Affordable Housing Agreements executed and recorded in connection with covered units; (ii) notify the current owner/manager of Central Gardens I of the two year notice requirement and record

a declaration to this effect upon title; and (iii) document the status of all covered units as part of its year-end report required pursuant to Government Code Section 65400.

Responsible Agency/Department: Planning Department
Timeframe: 2004-05 for Amendment to AHO and Notification to Central Gardens I;
Ongoing for Annual Year-End Reports
Funding: General Fund
Expected Outcome: Amended Zoning Ordinance and Annually Updated List

SECTION IX: IMPLEMENTATION SUMMARY

TABLE 9: PROGRAM SUMMARY			HOUSING ELEMENT PROGRAMS			
Housing Program			Five-Year Objective	Implementation Time Frame	Funding Sources	Responsible Entity
ADEQUATE HOUSING SITES	1	General Plan Update	Amended General Plan Land Use Element & Zoning Ordinance	May 7, 2005	General Fund	Planning Department
	2	Affordable Housing Overlay Zone	Amended General Plan Land Use Element & Zoning Ordinance	2004-05	General Fund	Planning Department
	3	Mixed Use Development.	Amended General Plan Land Use Element & Zoning Ordinance	2004-05	General Fund	Planning Department
	4	Secondary Unit & Multi-family Infill	Amended Zoning Ordinance	2004-05	General Fund	Planning Department
	5	Development Capacity Preservation.	Amended Zoning Ordinance	2004-05 for Urgency Ordinance and AHO Amendment; Ongoing for Public Land Disposition	General Fund	Planning Department
AFFORDABLE HOUSING SUPPLY	6	Inclusionary Housing	Amended Zoning Ordinance	2004-05	General Fund	Planning Department
	7	Secondary Dwelling & Infill Inducements	Amended Zoning Ordinance & Financial Assistance Programs	2004-05 for AHO Amendment; 2005-06 for Establishment of Financing & Subsidy Programs	General Fund and State/Federal Grants	Planning Department
	8	Housing Trust Fund	Capitalization of Housing Trust Funds	2004-05 for AHO, Redevelopment Plan and 5-Year Implementation Plan Amendment; 2005 for Fee Studies; Ongoing for Grant Applications & Non-Profit Collaboration	General Fund	City Manager
	9	Public-Private Partnerships	Affordable Housing Projects	Ongoing	Multiple Sources	City Manager

TABLE 9: (Continued)			HOUSING ELEMENT PROGRAMS			
Housing Program			Five-Year Objective	Implementation Time Frame	Funding Sources	Responsible Entity
HOUSING IMPEDIMENTS	10	Land Use Modifications	Amended Zoning Ordinance	2004-05	General Fund	Planning Department
	11	Development Constraints	Amended Zoning Ordinance & Modified Development Fees	2005-06	General Fund	Planning Department
	12	Special Needs Housing	Amended Zoning Ordinance	2004-05 for AHO Amendment; Ongoing for Supporting Services	General Fund	City Manager
	13	Persons with Disabilities	Amended Zoning Ordinance & Adaptive Retrofit Program	2005	General Fund & State/Federal Grants	Planning Department
CONSERVATION & REHABILITATION	14	Property Rehabilitation	Amended Zoning Ordinance, Emergency Repairs & Property Rehabilitation	Ongoing for Emergency Mobile Home Repair Program; 2005-06 for Program Expansion	General Fund, Tax Increment & State/Federal Grants	City Manager
	15	Code Enforcement	Amended Zoning Ordinance & Residential Motel Amnesty Program	2004-05	General Fund, Tax Increment & State/Federal Grants	City Manager
	16	Affordable Covenants and Interim Assistance	Development Agreements & Financial Assistance	2004-05	Tax Increment & State/Federal Grant Funds	City Manager
	17	Energy Conservation	Increased Energy Awareness	Ongoing	General Fund & Pacific Gas and Electric	City Manager & Planning Department

Project Name		Project Location		Project Status	
Project ID	Project Name	Project Location	Project Status	Project Manager	Project Sponsor
001	Project A	Location A	Completed	Manager A	Sponsor A
002	Project B	Location B	In Progress	Manager B	Sponsor B
003	Project C	Location C	On Hold	Manager C	Sponsor C
004	Project D	Location D	Planned	Manager D	Sponsor D
005	Project E	Location E	Completed	Manager E	Sponsor E
006	Project F	Location F	In Progress	Manager F	Sponsor F
007	Project G	Location G	On Hold	Manager G	Sponsor G
008	Project H	Location H	Planned	Manager H	Sponsor H
009	Project I	Location I	Completed	Manager I	Sponsor I
010	Project J	Location J	In Progress	Manager J	Sponsor J

TABLE 9: (Continued)		HOUSING ELEMENT PROGRAMS				
Housing Program		Five-Year Objective	Implementation Time Frame	Funding Sources	Responsible Entity	
EQUAL HOUSING OPPORTUNITIES	18	Fair Housing Services	Local Access to Fair Housing Services	2005	HOME or CDBG Program	City Manager
	19	Information & Referral	Distribution of Information Regarding Equal Access to Housing	2004 for Fair Housing Seminar; 2005 for Mailing & Website; Ongoing for Information Dissemination & Interagency Cooperation	General Fund	City Manager
	20	Affirmative Marketing	Amended Zoning Ordinance	2004	General Fund	Planning Department
	21	Public Participation & Monitoring	Integrative Policy Development & Performance Review	2004-05 For Redevelopment Plan Amendments; Ongoing for Noticing & Annual Reports	General Fund	Planning Department
PRESERVATION OF AT RISK UNITS	22	Affordable Housing Monitoring	Amended Zoning Ordinance & Annually Updated "At Risk" Units List	2004-05 for AHO Amendment & Notification to Central Gardens I; Ongoing for Annual Year-End Reports	General Fund	Planning Department

TABLE 10: QUANTIFIED OBJECTIVES	NO. OF DWELLINGS BY HOUSEHOLD INCOME				
	Very Low	Low	Moderate	Other	Total
Housing Construction (Net RHNA Goals)	136	98	88	115	437
Housing Rehabilitation (Loans and Rebates)	17	12	12	0	41
Housing Conservation (Affordable Covenants)	7	5	5	0	17
Total	164	115	105	115	595

CITY OF BUELLTON – HOUSING ELEMENT

PART TWO: PRELIMINARY ANALYSIS AND PROGRAM DEVELOPMENT

SECTION I: HOUSING AND DEMOGRAPHIC CHARACTERISTICS

Population Profile: Population growth for the City of Buellton and surrounding jurisdictions is presented in Table 1. In the eight-year period between adoption of its original Housing Element and the beginning of the current planning cycle, Buellton experienced a growth of 15%. Comparatively speaking, this rate of growth was more than what most jurisdictions experienced in Santa Barbara County. On the other hand, the actual numeric increase in population ranked third next to Guadalupe and Carpinteria in the *least* amount of growth of all municipalities. This anomaly underscores the inherent limitation of statistical reporting; the lower the numeric base, the more dramatic the percentage change. Noteworthy is the fact that Buellton has the least amount of population in group facilities (i.e., congregate care) and is second to Solvang in median age (Table 2). This demographic is accompanied by a dramatic increase in children in the 6 to 12-year age bracket and adults in the 40 to 59-year range (Table 3). This change coincides with the rise in family households as shown in Table 2. Even more dramatic is the growth in Hispanic and Latino population (Table 4) which now comprises 26% of the City's total.

TABLE 1: HISTORICAL POPULATION GROWTH	POPULATION		CHANGE	
	1993	2001	No.	%
Guadalupe	5,819	5,887	68	1%
Unincorporated County	161,538	163,442	1,904	1%
Carpinteria	14,042	14,357	315	2%
Santa Barbara	87,273	90,095	2,822	3%
Lompoc	39,714	41,497	1,783	4%
Solvang	4,848	5,388	540	11%
Buellton	3,396	3,916	520	15%
Santa Maria	65,471	78,578	13,107	20%

SOURCE: City of Buellton, Planning Department, 1993 Housing Element. State of California, Department of Finance, Population and Housing Estimates.

NOTE: Time period corresponds to the planning horizon of the 1993 Housing Element.

TABLE 2: POPULATION ATTRIBUTES	RESIDENCY			COMPOSITION		
	Family	Unrelated	Group	Children	Adults	Age
Unincorporated County	77%	19%	4%	23%	77%	33
Solvang	80%	17%	3%	22%	78%	43
Carpinteria	84%	15%	1%	26%	74%	36
Santa Maria	88%	9%	3%	32%	68%	29
Guadalupe	95%	5%	0%	36%	64%	27
Lompoc	80%	11%	8%	30%	70%	32
Santa Barbara	69%	26%	5%	20%	80%	35
Buellton	85%	15%	0%	27%	73%	38

TABLE 2: (Continued)	RESIDENCY			COMPOSITION		
	Family	Unrelated	Group	Children	Adults	Age

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.
NOTE: Family is defined as two or more persons residing together and related by birth, marriage or adoption. Unrelated is defined as one or more unrelated persons residing a single household. Group is defined as institutional or non-institutional congregate living. Children are defined as persons under the age of 18 years. Age is shown as median years.

TABLE 3: AGE GROUP-INGS	POPULATION		GROWTH TREND	CURRENT PROFILE
	1990	2000		
0-5 Years	349	340	-3%	9%
6-12 Years	298	451	51%	12%
13-17 Years	245	255	4%	7%
18-29 Years	474	432	-9%	11%
30-39 Years	752	604	-20%	16%
40-49 Years	411	630	53%	16%
50-59 Years	298	426	43%	11%
60-70 Years	298	340	14%	9%
70-79 Years	292	190	-35%	5%
80+ Years	89	164	84%	4%
Male		1,900		50%
Female		1,932		50%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.
NOTE: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect but do not exactly coincide with the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

TABLE 4: ETHNIC COMPOSITION	POPULATION		GROWTH TREND	CURRENT PROFILE
	1990	2000		
Caucasian	2,722	2,675	-2%	70%
Hispanic or Latino	666	1,005	48%	26%
Multiple Races		49	n.a.	1%
Asian	59	38	-29%	1%
American Indian	50	44	-36%	1%
Black/African American	9	5	33%	0%
Other Races		16	n.a.	0%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.
NOTE: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect but do not exactly coincide with the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

Household Profile: While the overwhelming majority of Buellton's population resides in family settings (85% of all persons per Table 2), persons living alone or with unrelated individuals comprise 30% of all households (Table 5). The actual number of persons that reside in family and non-family arrangements explains this distribution. In this regard, the number of persons per family household is more than double the size of non-families (3.17 vs. 1.50 persons per household). This is borne out by the household distributions appearing in Table 6. It is also noteworthy that household size and occupancy are positively correlated; that is, as household size increases so too does the proportion of renter-occupied households. Conversely, the proportion of owner occupancy decreases with reductions in household size. Accordingly, the average household size of

The following table shows the number of students who were enrolled in the program during the 2024-2025 school year. The data is presented by grade level and by gender. The total number of students enrolled in the program is 1,234. The number of students enrolled in the program by grade level is as follows:

Grade	Male	Female	Total
1st	120	110	230
2nd	110	100	210
3rd	100	90	190
4th	90	80	170
5th	80	70	150
6th	70	60	130
7th	60	50	110
8th	50	40	90
9th	40	30	70
10th	30	20	50
11th	20	10	30
12th	10	5	15
Total	1,000	234	1,234

As shown in the table, the number of students enrolled in the program is highest in the 1st grade and lowest in the 12th grade. The number of students enrolled in the program is also higher for males than for females in all grade levels.

Grade	2024-2025		2023-2024	2022-2023
	Male	Female		
1st	120	110	115	110
2nd	110	100	105	100
3rd	100	90	95	90
4th	90	80	85	80
5th	80	70	75	70
6th	70	60	65	60
7th	60	50	55	50
8th	50	40	45	40
9th	40	30	35	30
10th	30	20	25	20
11th	20	10	15	10
12th	10	5	10	5
Total	1,000	234	950	900

Grade	2024-2025		2023-2024	2022-2023
	Male	Female		
1st	120	110	115	110
2nd	110	100	105	100
3rd	100	90	95	90
4th	90	80	85	80
5th	80	70	75	70
6th	70	60	65	60
7th	60	50	55	50
8th	50	40	45	40
9th	40	30	35	30
10th	30	20	25	20
11th	20	10	15	10
12th	10	5	10	5
Total	1,000	234	950	900

renters is greater than that for owners (3.04 vs. 2.53 persons per household. As shown in Table 7, Hispanics and Latinos have the largest household size of all ethnic groups (Table 6). Finally, Table 7 evidences the dramatic increase of householders in the 45 to 64-year age bracket. While there was a slight decline in the number of householders 65 years or older in age, this grouping still represents nearly 25% of all households.

TABLE 5: HOUSEHOLD COMPOSITION	FAMILIES				NON-FAMILIES			
	W/Children		No Children		One Person		Two or More	
	No.	%	No.	%	No.	%	No.	%
Non-Family Households					336	24%	79	6%
Group Quarters							7	0.5%
Married Couples	462	33%	376	26%				
Male Householder	15	1%	26	2%				
Female Householder	60	4%	63	4%				
Total	537	38%	465	32%	336	24%	86	6%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

NOTES:

1. Family is defined as two or persons residing together and related by birth, marriage or adoption.
2. Group Quarters is defined as institutional or non-institutional congregate living.
3. Children are defined as persons under the age of 18 years.

TABLE 6: POPULATION DISTRIBUTION	HOUSEHOLD SIZE (No. of Persons)						
	1	2	3	4	5	6	7+
Household Type							
Family	n.a.	43%	18%	22%	10%	4%	3%
Non-Family	79%	17%	2%	1%	1%	0%	0%
Occupancy Type							
Owner-Occupied	78%	79%	69%	68%	66%	57%	53%
Renter-Occupied	22%	21%	31%	32%	34%	43%	47%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

NOTES:

1. Percentage distributions for Household Type are separately calculated for Family and Non-Family.
2. Percentage distributions for Occupancy Type are calculated relative to each Household Size.

TABLE 7: ETHNICITY AND HOUSEHOLD SIZE	HOUSE-HOLDS	POPULATION		PERSONS/ HOUSEHOLD
		Persons	Distribution	
Ethnic Group				
Caucasian	1,237	2,670	70%	2.53
Hispanic or Latino	252	985	26%	3.80
Multiple Races	32	76	2%	3.25
Asian	13	42	1%	2.54
American Indian	20	32	1%	2.30
Black/African American	6	12	0%	3.50
Other Races	125	11	0%	3.94
Occupancy Type				
Owner	1,055	2,671	74%	2.53
Renter	378	1,151	26%	3.04
Total	1,433	3,822	100%	2.67

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

NOTE: Individual listing of households exceeds actual total due to multiple counting of Hispanic and Latino householder. Population count accurately reflects race distribution.

TABLE 8: AGE AND TENURE PROFILE	HOUSEHOLDERS		GROWTH TREND	CURRENT PROFILE
	1990	2000		
Owner-Occupied				
15 to 24 Years	7	5	-29%	0%
25 to 44 Years	354	328	-7%	23%
45 to 64 Years	280	410	46%	29%
65 Years and Over	309	312	1%	22%
Total	950	1055	11%	74%
Renter-Occupied				
15 to 24 Years	35	29	-17%	2%
25 to 44 Years	227	195	-14%	14%
45 to 64 Years	73	123	68%	9%
65 Years and Over	45	31	-31%	2%
Total	380	378	-1%	26%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.
NOTE: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect but do not exactly coincide with the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

Housing Profile: Housing growth for the City of Buellton and surrounding jurisdictions is presented in Table 9. Paralleling population trends, Buellton experienced an increase of 10% in dwelling units in the eight-year period between adoption of its original Housing Element and the beginning of the current planning cycle. While this rate was highest among all County jurisdictions, the actual numeric increase ranked third next to Guadalupe and Carpinteria in the *least* amount of growth. In terms of housing type and occupancy, Buellton has the highest percentage of owner-occupied housing of any jurisdiction and the lowest percentage of multiple family dwellings (Table 10). Buellton also has the highest percentage of mobile homes that, due to a predominance of older householders, contributes to the City's high median age. Also noteworthy is an overall vacancy rate of 3% that falls considerably below an ideal benchmark of 5%. While the growth in multiple family dwellings has outpaced single family homes, the numeric increase is quite modest (Table 11). As a consequence, the principal source of rental housing is single family homes that typically rent at rates higher than for apartments.

TABLE 9: HISTORICAL HOUSING GROWTH	DWELLING UNITS		CHANGE	
	1993	2001	No.	%
Carpinteria	5,514	5,504	(10)	0%
Unincorporated County	58,085	58,856	771	1%
Lompoc	13,595	13,793	198	1%
Santa Barbara	36,325	37,128	803	2%
Guadalupe	1,449	1,502	53	4%
Santa Maria	22,239	23,100	861	4%
Solvang	2,116	2,303	187	9%
Buellton	1,375	1,511	136	10%

SOURCE: City of Buellton, Planning Department, 1993 Housing Element. State of California, Department of Finance, Population and Housing Estimates.
NOTE: Time period corresponds to the planning horizon of the 1993 Housing Element.

TABLE 10: HOUSING PROFILE	HOUSING TYPE			OCCUPANCY		
	Single	Mobile	Multiple	Owner	Renter	Vacant
Unincorporated County	72%	7%	21%	62%	33%	5%
Solvang	65%	8%	27%	60%	35%	5%
Carpinteria	47%	17%	36%	53%	38%	9%
Santa Maria	64%	7%	28%	54%	43%	3%
Guadalupe	81%	0%	19%	54%	44%	2%
Lompoc	59%	7%	34%	49%	47%	4%
Santa Barbara	53%	1%	45%	40%	56%	4%
Buellton	62%	28%	9%	71%	26%	3%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports. State of California, Department of Finance, Population and Housing Estimates.

TABLE 11: DWELLING PROFILE	HOUSING UNITS		GROWTH TREND	CURRENT PROFILE
	1990	2000		
Single Family				
Detached	813	890	9%	60%
Attached	57	63	11%	4%
Multi-Family				0%
2-4 Units	22	30	36%	2%
5+ Units	58	86	48%	6%
Mobile Homes	439	375	-15%	25%
Boat, RV, Van	35	44	26%	3%
Total	1424	1488	4%	100%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.
NOTE: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect but do not exactly coincide with the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

TABLE 12: TENURE PROFILE	OWNER-OCCUPIED		RENTER-OCCUPIED	
	No. of Units	% of Total	No. of Units	% of Total
Single Family				
Detached	666	46%	210	15%
Attached	35	2%	25	2%
Multi-Family				
2-4 Units	5	0%	25	2%
5+ Units	5	0%	80	6%
Mobile Homes	307	21%	35	2%
Boat, RV, Van	23	2%	21	1%
Total	1041	72%	396	28%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Economic Profile: Under Housing Element law, needs analysis and programming is geared toward three target income groups: very low, lower and moderate. These terms are benchmarked against the median income defined for each of the State's 58 counties. The upper limit of very low income is pegged at 50% of the area-wide median, lower income is pegged at 80% and moderate income is pegged at 120%. The current income limits for Santa Barbara County are displayed in Table 13, while interpolated limits for Census purposes is displayed in Table 14. Based on 2000 Census data, target income groups comprise 59% of all households in Buellton (Table 14) with large

Year	Age	Income		Expense		Net
		Income	Expense	Income	Expense	
1990	18-24	100	50	50	20	30
1991	18-24	110	55	55	22	33
1992	18-24	120	60	60	24	36
1993	18-24	130	65	65	26	39
1994	18-24	140	70	70	28	42
1995	18-24	150	75	75	30	45
1996	18-24	160	80	80	32	48
1997	18-24	170	85	85	34	51
1998	18-24	180	90	90	36	54
1999	18-24	190	95	95	38	57
2000	18-24	200	100	100	40	60
2001	18-24	210	105	105	42	63
2002	18-24	220	110	110	44	66
2003	18-24	230	115	115	46	69
2004	18-24	240	120	120	48	72
2005	18-24	250	125	125	50	75
2006	18-24	260	130	130	52	78
2007	18-24	270	135	135	54	81
2008	18-24	280	140	140	56	84
2009	18-24	290	145	145	58	87
2010	18-24	300	150	150	60	90

Year	Age	Income		Expense		Net
		Income	Expense	Income	Expense	
1990	25-34	120	60	60	24	36
1991	25-34	130	65	65	26	39
1992	25-34	140	70	70	28	42
1993	25-34	150	75	75	30	45
1994	25-34	160	80	80	32	48
1995	25-34	170	85	85	34	51
1996	25-34	180	90	90	36	54
1997	25-34	190	95	95	38	57
1998	25-34	200	100	100	40	60
1999	25-34	210	105	105	42	63
2000	25-34	220	110	110	44	66
2001	25-34	230	115	115	46	69
2002	25-34	240	120	120	48	72
2003	25-34	250	125	125	50	75
2004	25-34	260	130	130	52	78
2005	25-34	270	135	135	54	81
2006	25-34	280	140	140	56	84
2007	25-34	290	145	145	58	87
2008	25-34	300	150	150	60	90
2009	25-34	310	155	155	62	93
2010	25-34	320	160	160	64	96

Year	Age	Income		Expense		Net
		Income	Expense	Income	Expense	
1990	35-44	140	70	70	28	42
1991	35-44	150	75	75	30	45
1992	35-44	160	80	80	32	48
1993	35-44	170	85	85	34	51
1994	35-44	180	90	90	36	54
1995	35-44	190	95	95	38	57
1996	35-44	200	100	100	40	60
1997	35-44	210	105	105	42	63
1998	35-44	220	110	110	44	66
1999	35-44	230	115	115	46	69
2000	35-44	240	120	120	48	72
2001	35-44	250	125	125	50	75
2002	35-44	260	130	130	52	78
2003	35-44	270	135	135	54	81
2004	35-44	280	140	140	56	84
2005	35-44	290	145	145	58	87
2006	35-44	300	150	150	60	90
2007	35-44	310	155	155	62	93
2008	35-44	320	160	160	64	96
2009	35-44	330	165	165	66	99
2010	35-44	340	170	170	68	102

Executive Summary: The data shows that income and expense levels are generally increasing over time for all age groups. The highest income levels are seen in the 35-44 age group, while the lowest are in the 18-24 age group. The expense levels are also highest in the 35-44 age group and lowest in the 18-24 age group. The net income levels are highest in the 35-44 age group and lowest in the 18-24 age group. The data suggests that income and expense levels are generally increasing over time for all age groups, and that the net income levels are highest in the 35-44 age group and lowest in the 18-24 age group.

groupings at each end of the spectrum (very low income at 25% and workforce at 28%). Comparatively speaking, Buellton's income distribution falls in the midrange of jurisdictions in Santa Barbara (Table 15). On closer examination, Hispanic and Latino households possess the least income and (along with a small Asian contingent) are the most susceptible to living in poverty (Table 16) of all ethnic groups. Relative to occupancy, the distribution of owner-occupant households is evenly spread among all income categories while the percentage of renters is inversely proportional to income; that is, the lower the income, the higher the likelihood that such households are renters. Employment statistics mirrors household income data. While Buellton residents enjoy a low unemployment rate compared to other County jurisdictions (3.1%; Table 18) approximately 66% are employed in low wage earning positions (Table 20).

TABLE 13: 2003 IN-COME LIMITS	HOUSEHOLD SIZE (No. of Persons)			
	1	2	3	4
Very Low (50% of AMI)	\$ 21,200	\$ 24,250	\$ 27,250	\$ 30,300
Lower (80% of AMI)	\$ 33,950	\$ 38,800	\$ 43,650	\$ 48,500
Median (AMI)	\$ 42,400	\$ 48,500	\$ 54,550	\$ 60,600
Moderate (120% of AMI)	\$ 50,900	\$ 58,150	\$ 65,450	\$ 72,700
Workforce (200% of AMI)	\$ 84,800	\$ 97,000	\$ 109,100	\$ 121,200

SOURCE: Title 25, Section 6932 of the California Code of Administrative Regulations effective March 2003.
NOTE: State Housing Law addresses itself only to the needs of very low, low and moderate income. The workforce category reflects increased regional attention to this particular population segment.

TABLE 14: HOUSEHOLD PROFILE	INTERPOLATED IN-COME LIMIT (1999)	HOUSEHOLDS	
		No.	%
Very Low	\$22,566	351	25%
Lower	\$36,089	244	17%
Moderate	\$54,125	245	17%
Workforce	\$90,264	395	28%
Upper Income	N.A.	189	13%
Total		1424	100%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.
NOTE: Income Distributions are based on interpolations of income ranges relative to aggregated household size. The methodology for interpolating census data is not precise and actual distributions will vary according to each individual household size and income.

TABLE 15: INCOME DISTRIBUTION	HOUSEHOLD INCOME CATEGORIES			
	Very Low	Lower	Moderate	Other
Guadalupe	36%	21%	15%	28%
Santa Maria	30%	21%	20%	29%
Lompoc	29%	21%	19%	31%
Buellton	23%	17%	17%	43%
Carpinteria	19%	18%	20%	43%
Santa Barbara	23%	16%	18%	43%
Solvang	23%	18%	15%	44%
Unincorporated County	19%	14%	17%	50%
Guadalupe	36%	21%	15%	28%

TABLE 15: (Continued)	HOUSEHOLD INCOME CATEGORIES			
	Very Low	Lower	Moderate	Other
SOURCE: Santa Barbara County Association of Governments, Regional Housing Needs for Santa Barbara County, December 2002.				
NOTE: Income Distributions are based on interpolations of income ranges relative to aggregated household size. The methodology for interpolating census data is not precise and actual distributions will vary according to each individual household size and income.				

TABLE 16: INCOME AND ETHNIC PROFILE	HOUSEHOLDS		PERSONS	
	Median	Mean	Per Capita	% < Poverty
Caucasian	\$ 50,667	\$56,206	\$23,913	8%
Hispanic or Latino	\$43,571	\$49,498	\$12,314	12%
American Indian	\$33,625	\$37,235	\$17,570	0%
Asian	\$200,001	\$193,215	\$63,337	16%
Other Races	\$39,063	\$46,429	\$11,507	0%
Total	\$48,490	\$55,781	\$20,907	9%
SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.				

TABLE 17: INCOME AND TENURE PROFILE	OWNERS			RENTERS		
	Interpolated	Households		Interpolated	Households	
	2.70 PPH	No.	%	2.57 PPH	No.	%
Very Low	\$22,670	237	23%	\$22,332	134	34%
Lower	\$36,255	227	22%	\$35,716	101	26%
Moderate	\$54,375	204	20%	\$53,563	65	16%
Workforce	\$90,680	227	22%	\$89,328	51	13%
Upper Income	N.A.	145	14%	N.A.	45	11%
Total		104			396	
		1	100%			100%
SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports. State of California, Department of Housing and Community Development, 1999 Income Limits.						
NOTES:						
1. Income Distributions are based on interpolations of income ranges relative to aggregated household size. The methodology for interpolating census data is not precise and actual distributions will vary according to each individual household size and income.						
2. PPH means Persons Per Household.						

TABLE 18: EMPLOY- MENT RATE	2002 EMPLOYMENT DATA – PERSONS EMPLOYED			
	Labor Force	Employment	Unemployed	Rate
Carpinteria	8,460	8,210	250	2.9%
Buellton	2,090	2,030	60	3.1%
Santa Barbara	53,100	51,200	1,900	3.6%
Santa Barbara County	206,000	197,300	8,700	4.2%
Solvang	2,740	2,630	110	4.8%
Lompoc	18,500	17,420	1,080	5.8%
Santa Maria	31,300	29,390	1,910	6.1%
Guadalupe	2,480	2,170	310	12.5%
SOURCE: State of California, State Department of Employment Development, 2002 Employment Data.				

San Antonio, Texas

Age Group	Male	Female	Total
0-4	10,000	10,000	20,000
5-9	10,000	10,000	20,000
10-14	10,000	10,000	20,000
15-19	10,000	10,000	20,000
20-24	10,000	10,000	20,000
25-29	10,000	10,000	20,000
30-34	10,000	10,000	20,000
35-39	10,000	10,000	20,000
40-44	10,000	10,000	20,000
45-49	10,000	10,000	20,000
50-54	10,000	10,000	20,000
55-59	10,000	10,000	20,000
60-64	10,000	10,000	20,000
65-69	10,000	10,000	20,000
70-74	10,000	10,000	20,000
75-79	10,000	10,000	20,000
80-84	10,000	10,000	20,000
85-89	10,000	10,000	20,000
90-94	10,000	10,000	20,000
95-99	10,000	10,000	20,000
100+	10,000	10,000	20,000

San Antonio, Texas

Age Group	Male	Female	Total
0-4	10,000	10,000	20,000
5-9	10,000	10,000	20,000
10-14	10,000	10,000	20,000
15-19	10,000	10,000	20,000
20-24	10,000	10,000	20,000
25-29	10,000	10,000	20,000
30-34	10,000	10,000	20,000
35-39	10,000	10,000	20,000
40-44	10,000	10,000	20,000
45-49	10,000	10,000	20,000
50-54	10,000	10,000	20,000
55-59	10,000	10,000	20,000
60-64	10,000	10,000	20,000
65-69	10,000	10,000	20,000
70-74	10,000	10,000	20,000
75-79	10,000	10,000	20,000
80-84	10,000	10,000	20,000
85-89	10,000	10,000	20,000
90-94	10,000	10,000	20,000
95-99	10,000	10,000	20,000
100+	10,000	10,000	20,000

San Antonio, Texas

Age Group	Male	Female	Total
0-4	10,000	10,000	20,000
5-9	10,000	10,000	20,000
10-14	10,000	10,000	20,000
15-19	10,000	10,000	20,000
20-24	10,000	10,000	20,000
25-29	10,000	10,000	20,000
30-34	10,000	10,000	20,000
35-39	10,000	10,000	20,000
40-44	10,000	10,000	20,000
45-49	10,000	10,000	20,000
50-54	10,000	10,000	20,000
55-59	10,000	10,000	20,000
60-64	10,000	10,000	20,000
65-69	10,000	10,000	20,000
70-74	10,000	10,000	20,000
75-79	10,000	10,000	20,000
80-84	10,000	10,000	20,000
85-89	10,000	10,000	20,000
90-94	10,000	10,000	20,000
95-99	10,000	10,000	20,000
100+	10,000	10,000	20,000

TABLE 19: JOB PROFILE	PERSONS EMPLOYED		GROWTH TREND	CURRENT PROFILE
	1990	2000		
Agriculture & Mining	79	106	1%	6%
Construction	170	136	-2%	7%
Manufacturing	389	258	-7%	14%
Transportation	59	55	0%	3%
Comm. & Utilities	46	45	0%	2%
Wholesale Trade	32	89	3%	5%
Retail Trade	359	242	-6%	13%
Finance & Real Estate	73	89	1%	5%
General Services	271	284	1%	15%
Professional Services	299	494	10%	26%
Public Administration	81	74	0%	4%
Total	1,858	1,872	1%	100%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.
NOTE: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that general reflect but do not exactly correspond to the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximated.

TABLE 20: WAGE PROFILE	MEAN WAGE	JOBS IN 2002	
		No.	%
Very Low Income			
Farming, Fishing & Forestry Occupations	\$17,683	69	4%
Food Preparation & Serving-Related Occupations	\$19,137	148	8%
Subtotal			12%
Lower Income			
Building, Grounds & Maintenance Occupations	\$21,810	117	6%
Transportation and Material Moving Occupations	\$24,901	98	5%
Personal Care and Service Occupations	\$24,986	57	3%
Healthcare Support Occupations	\$26,847	9	0%
Sales and Related Occupations	\$28,052	286	15%
Production Occupations	\$28,707	140	7%
Office and Administrative Support Occupations	\$29,462	213	11%
Subtotal			49%
Moderate Income			
Community and Social Services Occupations	\$32,822	6	0%
Installation, Maintenance, and Repair Occupations	\$35,209	40	2%
Construction and Extraction Occupations	\$40,718	100	5%
Protective Service Occupations	\$43,574	45	2%
Education, Training, and Library Occupations	\$45,816	99	5%
Subtotal			15%
Workforce Income			
Arts, Design, Entertainment, Sports, and Media Occupations	\$48,246	67	4%
Life, Physical, and Social Science Occupations	\$49,436	4	0%
Computer and Mathematical Occupations	\$55,398	27	1%
Business and Financial Operations Occupations	\$56,002	83	4%
Healthcare Practitioners & Technical Occupations	\$56,994	44	2%
Architecture and Engineering Occupations	\$63,380	42	2%
Legal Occupations	\$69,637	20	1%
Management Occupations	\$78,210	158	8%
Subtotal			24%

TABLE 20: (Continued)	MEAN WAGE	JOBS IN 2002	
		No.	%
Total All Occupations	\$36,262	1,872	100%
SOURCE: State of California, Department of Employment Development, Occupational Employment (2001) & Wage (2002) Data, Revised January 2003. NOTES: 1. All data reported pertains to the Santa Maria-Lompoc-Santa Barbara SMSA. For details of the study methodology, see the Overview of the OES Survey at http://www.calmis.ca.gov/file/occup\$/oeswages/oestechnotes.htm. 2. Income categories are based on State income limits for 2002.			

SECTION II: HOUSING AFFORDABILITY

Housing Cost Profile: Housing cost changes for the City of Buellton and surrounding jurisdictions are presented in Table 21. Based on 1990 and 2000 Census data, Buellton remains one of the most affordable communities in Santa Barbara County; median rents are the lowest among all jurisdictions while housing values rank forth. However, these numbers have risen steadily since 2000 as an influx of newly constructed homes increasingly influence overall pricing. As of April 2003, the blended median price of all housing is pegged at \$385,000, an increase of 64% in less than four years.¹ Still, this valuation is less than what is currently estimated for Solvang (\$436,200), the Santa Ynez Valley (\$528,900) and South Coast of Santa Barbara County (\$726,900).² Comparatively speaking, existing single family homes cost approximately 20% less than the purchase price of a new home (\$356,000 vs. \$447,500) while condominiums are half as costly.

TABLE 21: HOUSING COST PROFILE	FOR SALE HOUSING			RENTAL HOUSING		
	1990	2000	% Change	1990	2000	% Change
Solvang	\$303,600	\$339,500	12%	\$688	\$798	16%
Santa Maria	\$140,300	\$140,000	0%	\$548	\$613	12%
Santa Barbara	\$345,800	\$469,300	36%	\$715	\$886	24%
Lompoc	\$144,400	\$143,000	-1%	\$514	\$562	9%
Guadalupe	\$ 86,100	\$113,200	31%	\$431	\$509	18%
County	\$249,200	\$264,100	6%	\$654	\$767	17%
Carpinteria	\$281,500	\$300,000	7%	\$759	\$892	18%
Buellton	\$223,900	\$235,300	5%	\$667	\$689	3%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.
NOTE: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that general reflect but do not exactly correspond to the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximated.

TABLE 22: FOR SALE HOUSING PRICES	JANUARY 1, 2001 – MARCH 31, 2003			
	No. of Sales	Price Range		
		Low	High	Median
Condominiums				
No. of Bedrooms				
2	9	\$ 180,000	\$ 229,000	\$ 215,000
Unknown	7	\$ 192,500	\$ 240,000	\$ 209,000
Total	16	\$ 195,000	\$ 209,000	\$ 212,500
Existing Single Family				
No. of Bedrooms				
2	7	\$ 250,000	\$ 358,000	\$ 278,000
3	32	\$ 150,000	\$ 449,500	\$ 359,750
4	11	\$ 306,000	\$ 450,000	\$ 347,000
Unknown	81	\$ 150,000	\$ 543,000	\$ 360,000
Total	131	\$ 235,000	\$ 360,000	\$ 356,000
New Single Family	130	\$ 342,000	\$ 645,500	\$ 447,500

SOURCE: DataQuick Real Estate Services, January 1, 2002 through March 30, 2003.

¹ DataQuick Real Estate Services, Transactional Data for the City of Buellton, March 30, 2003.

² University of California at Santa Barbara, UCSB Economic Forecast Project, 2003 Economic Outlook for Santa Ynez Valley.

TABLE 23: RENTAL RATES	January 1, 2003 – March 31, 2003			
	Studios	1 Bedroom	2 Bedroom	3 Bedroom
HUD Fair Market Rents	\$765	\$850	\$1,078	\$1,500
Rental Survey Results				
Average	\$ 536	\$ 1,006	\$ 1,194	\$ 1,736
Median	\$ 525	\$ 1,100	\$ 1,175	\$ 1,700

SOURCE: Santa Ynez Newspaper, Classified Advertisements, Rental Survey Data, January – March 2003. County of Santa Barbara, Housing Authority, Fair Market Rents.
NOTE: Fair Market Rents are current as of October 2002, and reflect eligible limits applicable to the Section 8 Housing Assistance Payments Program.

Operative Terms: Affordability is a function of household income and housing costs, with adjustments for family size and bedroom count. As discussed under Economic Profile, the thresholds for determining household income are pegged against the area-wide median and are displayed in Tables 13 and 14. Housing costs include mortgage, rent, taxes, insurance, maintenance and utilities. The limits placed on housing costs are benchmarked against area-wide income and vary according to income category and housing unit type. For rental units, the housing cost threshold is computed as 15% of the area-wide median for very low income, 18% for lower income and 33% for moderate income. The housing cost threshold for homebuyers is computed as 15% of the area-wide median for very low income, 21% for lower income and 38.5% for moderate income. Operative terms and definitions appear in Table 24.

TABLE 24: DEFINITION OF TERMS	INCOME LIMITS	HOUSING COST THRESHOLDS	
		For Sale	Rental
Very Low	50% of AMI	30% of 50% of AMI	30% of 50% of AMI
Lower	80% of AMI	30% of 70% of AMI	30% of 60% of AMI
Moderate	120% of AMI	35% of 110% of AMI	30% of 110% of AMI
Workforce	200% of AMI	35% of 160% of AMI	30% of 160% of AMI

SOURCE: State of California, Health and Safety Code, and Title 25, Section 6932 of the California Code of Administrative Regulations.
NOTES:
1. AMI is abbreviated for Area Median Income.
2. State Housing Law addresses itself only to the needs of very low, low and moderate income. The workforce category reflects increased regional attention to this particular population segment and is included here for analytical purposes only.

Affordability Gap: Affordability gap constitutes the difference between the financial capacity of target income groups and the actual cost of market rate housing. The computation is made by subtracting the affordability thresholds for corresponding income groups from the direct and indirect costs of housing in the market area. In computing the affordability gaps for Buellton, current Fair Market Rents published by the U.S. Department of Housing and Urban Development are used as the basis of estimating rental housing costs. Fair Market Rents reflect the amount chargeable under the Section 8 Housing Payments Program and are current as of October 2002. For homebuyers, housing costs reflect the median price of homes sold in Buellton between the period of January 1, 2001 and March 31, 2003 as reported by DataQuick Real Estate Services. Principal and interest are based on the most preferable terms available through the California Housing Finance Agency. Taxes are computed at 1% of value, while insurance, maintenance and utilities are estimated at \$140 per month. The

resulting analysis appears in Tables 25 and 26 below. In general, rental units are affordable to moderate and workforce income groups while exceeding the hypothetical means of very low and low income persons. With regard to for-sale housing, persons within the workforce category can afford the entire spectrum of housing. With the exception of condominiums for moderate income purchasers, for-sale housing is out of the reach of all other target income categories.

TABLE 25: RENTAL HOUSING ANALYSIS	NO. OF BEDROOMS			
	0	1	2	3
Fair Market Rent	\$765	\$850	\$1,078	\$1,500
Utility Allowance	\$70	\$70	\$70	\$70
Housing Cost Limit				
Very Low	\$530	\$606	\$682	\$758
Lower	\$636	\$728	\$818	\$909
Moderate	\$1,166	\$1,334	\$1,500	\$1,667
Workforce	\$1,696	\$1,940	\$2,182	\$2,424
Affordability Gap				
Very Low	\$(305)	\$(314)	\$(466)	\$(813)
Lower	\$(199)	\$(193)	\$(330)	\$(661)
Moderate	\$331	\$414	\$352	\$97
Workforce	\$861	\$1,020	\$1,034	\$854

SOURCE: See Table 23.

NOTES:

1. Utility allowance is the amount used by Santa Barbara Housing Authority in computing Fair Market Rent adjustments.
2. Number of persons and bedrooms are matched according to State HCD criteria as per Health and Safety Code Section 50052.5(c).

TABLE 26: FOR-SALE HOUSING ANALYSIS	COST THRESHOLD	CONDO-MINIUMS	EXISTING HOMES	NEW HOMES
Median Sales Price		\$215,000	\$278,000	\$447,500
Housing Cost Limit				
Very Low	\$104,614	\$682	\$682	\$682
Lower	\$160,357	\$955	\$955	\$955
Moderate	\$307,529	\$1,750	\$1,750	\$1,750
Workforce	\$448,444	\$2,546	\$2,546	\$2,546
Affordability Gap				
Very Low		\$(884)	\$(1,302)	\$(2,427)
Lower		\$(612)	\$(1,029)	\$(2,154)
Moderate		\$159	\$(267)	\$(1,411)
Workforce		\$1,270	\$937	\$41

SOURCE: See Table 22.

NOTES:

1. Computation of Affordability Gap for For-Sale Housing is based on various assumptions as to tax rates, insurance premiums, property maintenance and utilities. Mortgage costs are based on preferential financing available through the California Housing Finance Agency. Actual results will vary according to (i) the specific size of a unit relative to the number of bedrooms; (ii) the household size used to compute housing cost limits; and (iii) housing cost assumptions and the specific type of mortgage financing that is available to a given borrower.
2. For purposes of the analysis shown above, a household size of 3 persons is used in establishing housing cost limits. This number corresponds to the overall household size of 2.70 persons in the City of Buellton for owner occupied housing according to the 2000 U.S. Census.

business strategy appears in Table 20 and 21 below. In general, retail stores are attracted to the green and organic market groups with growing the opportunity to sell low-cost organic products. With regard to the green market, the retail stores are looking for a business strategy that offers the green market to be a part of the business. The retail stores are looking for a business strategy that offers the green market to be a part of the business. The retail stores are looking for a business strategy that offers the green market to be a part of the business.

Table 20: Retail Stores' Business Strategy			
Store	Business Strategy	Green Market	Organic Market
Store 1	Low-cost organic products	Low	Low
Store 2	Low-cost organic products	Low	Low
Store 3	Low-cost organic products	Low	Low
Store 4	Low-cost organic products	Low	Low
Store 5	Low-cost organic products	Low	Low
Store 6	Low-cost organic products	Low	Low
Store 7	Low-cost organic products	Low	Low
Store 8	Low-cost organic products	Low	Low
Store 9	Low-cost organic products	Low	Low
Store 10	Low-cost organic products	Low	Low

Table 20: Retail Stores' Business Strategy. The table shows the business strategy of 10 retail stores. The stores are ranked by their business strategy, with Store 1 having the lowest strategy and Store 10 having the highest strategy. The table also shows the green market and organic market for each store.

Table 21: Retail Stores' Business Strategy			
Store	Business Strategy	Green Market	Organic Market
Store 1	Low-cost organic products	Low	Low
Store 2	Low-cost organic products	Low	Low
Store 3	Low-cost organic products	Low	Low
Store 4	Low-cost organic products	Low	Low
Store 5	Low-cost organic products	Low	Low
Store 6	Low-cost organic products	Low	Low
Store 7	Low-cost organic products	Low	Low
Store 8	Low-cost organic products	Low	Low
Store 9	Low-cost organic products	Low	Low
Store 10	Low-cost organic products	Low	Low

Table 21: Retail Stores' Business Strategy. The table shows the business strategy of 10 retail stores. The stores are ranked by their business strategy, with Store 1 having the lowest strategy and Store 10 having the highest strategy. The table also shows the green market and organic market for each store.

SECTION III: NEEDS ASSESSMENT

Needs Summary: Housing needs, for Housing Element purposes, are driven by five basic factors: (i) expansion to accommodate increased population; (ii) replacement and rehabilitation due to deterioration or removal; (iii) housing relief for overcrowded conditions and persons paying more than they can afford; (iv) accommodation of persons with special housing needs; and (v) preservation of assisted units at risk of conversion. The requirement for accommodating future growth is covered in Section V while the needs of the existing population are discussed below. As shown in Table 27, persons paying in excess of 30% of their income for housing represents the single biggest obstacle for Buellton residents. This need is shared equally between owners and renters, while persons living in overcrowded or substandard conditions are skewed toward renters. Due to data limitations, the percentages of persons in need are not additive; that is, some of the persons living in overcrowded conditions may also be overpaying for housing. However, in relative terms, the needs of renters overshadow those of owners.

TABLE 27: INDICATORS OF NEED	OVERPAYING		OVERCROWDING		SUBSTANDARD	
	No.	%	No.	%	No.	%
Owner	268	39%	40	4%	24	2%
Renter	154	39%	115	29%	109	28%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

NOTES:

1. Definitions: (i) Overpaying — more than 30% of income is expended on housing costs; (ii) Overcrowding — more than one person occupies each room; and (liii) Substandard: dwellings built before 1950, lacking plumbing fixtures or lacking kitchen facilities.
2. Due to the size of Buellton, confidentiality laws preclude the City from obtaining detailed cross tabulations of income and household characteristics (Andrew Ruppenstein, Research Program Specialist, Demographic Research Unit, State Census Data Center, California Department of Finance). Consequently, the numeric tabulation in Tables 27 and 34 may actually overstate needs due to double counting of population segments and including persons with incomes that exceed target group thresholds.

Housing Conditions: Independent field surveys were conducted during the end of 2002 to better assess the condition of housing in Buellton. Survey data was first collected by the Housing Element consultant and was subsequently corroborated and reconciled with similar data collected by City code enforcement personnel. The results are depicted in Table 28 and affirm Census data as to the skewed distribution of need relative to renter-occupied households. At the same time, the data suggests less overall need; 63 total substandard units were identified in the surveys as opposed to 133 units using Census definitions. The survey data also suggests that approximately 40% of the total are candidates for rehabilitation (deferred maintenance, moderate despair and extensive deterioration) and the balance are candidates for removal (dilapidated and functionally obsolete).

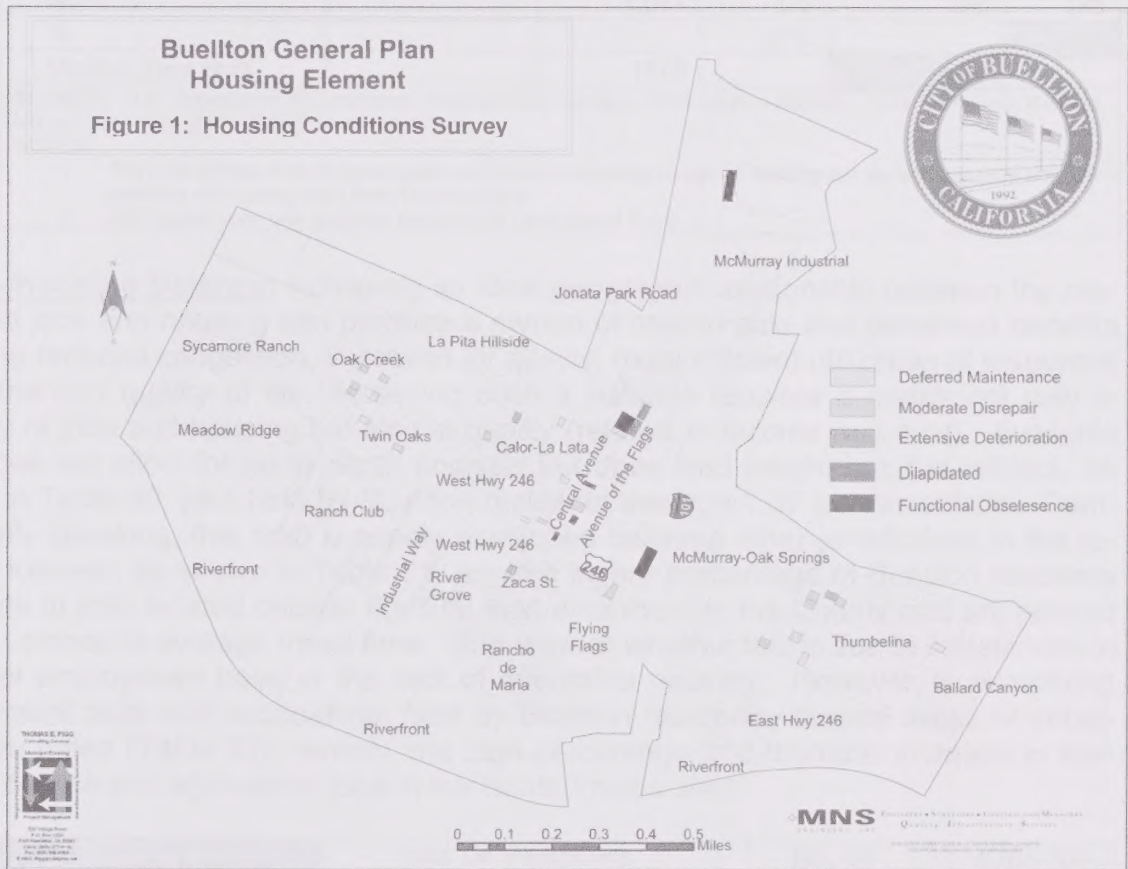
TABLE 28: HOUSING CONDITIONS SURVEY	OWNER-OCCUPIED		RENTER-OCCUPIED		TOTAL	
	No.	%	No.	%	No.	%
Deferred Maintenance	4	6%	4	6%	8	13%
Moderate Disrepair	6	10%	8	13%	14	22%
Extensive Deterioration	1	2%	2	3%	3	5%
Dilapidated	0	0%	14	22%	14	22%
Functional Obsolescence	0	0%	24	38%	24	38%

TABLE 28: (Continued)	OWNER-OCCUPIED		RENTER-OCCUPIED		TOTAL	
	No.	%	No.	%	No.	%
TOTAL	11	17%	52	83%	63	100%

SOURCE: City of Buellton, Planning Department and Thomas E. Figg, Consulting Services, Windshield Surveys, October - December 2002. County of Santa Barbara, Assessor's Office, Parcel Data Base, Roll for 2002.

NOTES:

1. Ratings reflect visual assessment of exterior conditions relative to major and minor structural elements and general property maintenance.
2. Functional obsolescence reflects qualitative judgment of lot and building configuration, availability of off-street parking and on-site amenities, compatibility with adjacent land uses, and conformity to current zoning.



Lead Based Paint: Prior to 1978, lead-based paint was used almost universally in homes and apartment units until it was found to have detrimental impacts on human health, especially in children. In children, lead poisoning can cause irreversible brain damage, impair mental functioning, retard mental and physical development and reduce attention span. In adults, it can cause irritability, poor muscle coordination, nerve damage, decreased sperm count and fetal impairment. Young children, fetuses, infants, and adults with high blood pressure are the most vulnerable to the effects of lead. The incidence of lead based paint (and potential hazard it creates through deterioration of paint surfaces) correlates most directly to the age of a given structure. The extent of the potential hazard, as it applies to Buellton, is summarized in Table 29. As is true for

other identified housing needs, the potential hazard of lead based paint affects a higher percentage of renter-occupied dwellings than those that are owner-occupied.

TABLE 29: LEAD BASED PAINT HAZARD	% OF LEAD BASED PAINT	OWNER-OCCUPIED		RENTER-OCCUPIED	
		Total Units	LBP	Total Units	LBP
Homes Built After 1980	0%	439	0	136	0
Built Between 1960-1979	62%+/-10%	551	341	135	84
Built Between 1940-1959	80%+/-10%	51	41	101	81
Built Before 1940	90%+/-10%	0	0	24	23
Total Homes					
No.		1,041	382	396	188
%			37%		46%
Median Year Built		1978		1974	

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports. County of Santa Barbara, Home Consortium, 2001-2005 Consolidated Plan.

NOTES:

1. The probabilities of lead based paint occurrence according to age of dwelling are derived from the U.S. Department of Housing and Urban Development.
2. LBP means units with probable presence of Lead Based Paint.

Jobs – Housing Balance: Achieving an ideal geographic relationship between the provision of jobs and housing can produce a myriad of measurable and perceived benefits including reduced congestion, improved air quality, more efficient utilization of resources and enhanced quality of life. Achieving such a balance requires a match not only in quantity of jobs and housing but also in quality (relative to income and cost). Available data does not allow for an in-depth analysis but does lend insight into the subject. As shown in Table 30, jobs held by Buellton residents average 1.37 per household. Comparatively speaking, this ratio is evenly positioned between other jurisdictions in the region. However, as shown in Table 31, a much higher percentage of Buellton residents commute to jobs located outside the City than elsewhere in the County and are second only to Lompoc in average travel time. It is unclear whether this is due to imbalances in the local employment base or the lack of affordable housing. However, in comparing employment data with occupations held by Buellton residents, several areas of imbalance are noted (Table 32); namely, the high percentage and dramatic increase in low-paying service and agricultural jobs in the Santa Ynez Valley.

TABLE 30: JOBS – HOUSING RATIO	NO. OF PERSONS		NO. OF HOUSEHOLDS	JOBS RATIO
	Labor Force	Employment		
Solvang	2,740	2,630	2,211	1.19
Santa Maria	31,300	29,390	22,836	1.29
Lompoc	18,500	17,420	13,225	1.32
Buellton	2,090	2,030	1,478	1.37
Santa Barbara County	206,000	197,300	138,406	1.43
Santa Barbara	53,100	51,200	35,724	1.43
Guadalupe	2,480	2,170	1,509	1.44
Carpinteria	8,460	8,210	5,029	1.63

SOURCE: State of California, State Department of Employment Development, 2002 Employment Data.

TABLE 31: COMMUTE PATTERNS	PLACE OF EMPLOYMENT			
	All Works	Reside & Work in City	Commute Out of City	Mean Travel Time (Min.)
Santa Barbara	46,866	62%	38%	16.7
Santa Maria	29,874	60%	40%	20
Santa Barbara County	179,445	43%	52%	19
Solvang	2,607	40%	60%	19.1
Lompoc	15,379	40%	60%	25.7
Carpinteria	7,075	31%	69%	21.9
Buellton	1,864	28%	72%	24.2
Guadalupe	2,005	18%	82%	24.1

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

TABLE 32: MARKET AREA EMPLOYMENT	SYV JOB BASE		BUELLTON RESIDENTS	
	Job Profile	Growth Trend	Job Profile	Growth Trend
Agriculture & Mining	9%	11%	6%	1%
Construction	5%	9%	7%	-2%
Manufacturing	8%	3%	14%	-7%
Trans., Comm., & Utilities	1%	2%	5%	0%
Wholesale Trade	3%	4%	5%	3%
Retail Trade	17%	-3%	13%	-6%
Fin., Ins., & Real Estate	5%	9%	5%	1%
Services	37%	50%	42%	1%
Government	13%	16%	4%	0%
Total	100%	100%	100%	1%

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports. University of Santa Barbara, USCB Economic Forecast Project, 2003 Santa Ynez Economic Outlook.

NOTES:

1. SYV means Santa Ynez Valley consisting of Buellton, Solvang, Santa Ynez, Los Olivos and intervening areas. Job Base means actual employment within the geographic area of SYV, current as of 2002.
2. Jobs reported for Buellton residents are occupations held by those persons irrespective of work place.
3. Growth trend for SYV is for a five-year period as reported by the California Department of Employment Development. Growth trend for Buellton is the period between 1990 and 2000.

Housing Inventory Match: As noted in Table 27, overcrowding affects 29% of all renter-occupied households in Buellton. The problem is less acute for owner-occupants at 4% of the total. Greater insight into this problem is provided by comparing the inventory of total housing, irrespective of actual occupancy, against total households. How well the City's housing inventory matches household needs is accomplished by aligning bedroom counts with household sizes (utilizing State occupancy criteria). The resulting analysis appears in Table 33. In short, there is a far greater supply of owner-occupied units in the 2 to 4-bedroom range than are necessary to satisfy needs. The imbalance suggests a need for more smaller-sized units (e.g., for sale condominiums, for instance) along with a small number of larger for-sale dwellings. A similar imbalance is noted for renters, although the imbalance is more for larger units in the 4+ bedroom range than is need at the opposing end of the spectrum.

TABLE 1. SUMMARY OF DATA FOR THE 1980-1981 SEASON			
Station	Location	Depth (m)	Temperature (°C)
1	Station 1	10	15.5
2	Station 2	15	14.8
3	Station 3	20	14.2
4	Station 4	25	13.8
5	Station 5	30	13.5
6	Station 6	35	13.2
7	Station 7	40	13.0
8	Station 8	45	12.8
9	Station 9	50	12.5
10	Station 10	55	12.2
11	Station 11	60	12.0
12	Station 12	65	11.8
13	Station 13	70	11.5
14	Station 14	75	11.2
15	Station 15	80	11.0
16	Station 16	85	10.8
17	Station 17	90	10.5
18	Station 18	95	10.2
19	Station 19	100	10.0
20	Station 20	105	9.8
21	Station 21	110	9.5
22	Station 22	115	9.2
23	Station 23	120	9.0
24	Station 24	125	8.8
25	Station 25	130	8.5
26	Station 26	135	8.2
27	Station 27	140	8.0
28	Station 28	145	7.8
29	Station 29	150	7.5
30	Station 30	155	7.2
31	Station 31	160	7.0
32	Station 32	165	6.8
33	Station 33	170	6.5
34	Station 34	175	6.2
35	Station 35	180	6.0
36	Station 36	185	5.8
37	Station 37	190	5.5
38	Station 38	195	5.2
39	Station 39	200	5.0
40	Station 40	205	4.8
41	Station 41	210	4.5
42	Station 42	215	4.2
43	Station 43	220	4.0
44	Station 44	225	3.8
45	Station 45	230	3.5
46	Station 46	235	3.2
47	Station 47	240	3.0
48	Station 48	245	2.8
49	Station 49	250	2.5
50	Station 50	255	2.2
51	Station 51	260	2.0
52	Station 52	265	1.8
53	Station 53	270	1.5
54	Station 54	275	1.2
55	Station 55	280	1.0
56	Station 56	285	0.8
57	Station 57	290	0.5
58	Station 58	295	0.2
59	Station 59	300	0.0
60	Station 60	305	-0.2
61	Station 61	310	-0.5
62	Station 62	315	-0.8
63	Station 63	320	-1.0
64	Station 64	325	-1.2
65	Station 65	330	-1.5
66	Station 66	335	-1.8
67	Station 67	340	-2.0
68	Station 68	345	-2.2
69	Station 69	350	-2.5
70	Station 70	355	-2.8
71	Station 71	360	-3.0
72	Station 72	365	-3.2
73	Station 73	370	-3.5
74	Station 74	375	-3.8
75	Station 75	380	-4.0
76	Station 76	385	-4.2
77	Station 77	390	-4.5
78	Station 78	395	-4.8
79	Station 79	400	-5.0
80	Station 80	405	-5.2
81	Station 81	410	-5.5
82	Station 82	415	-5.8
83	Station 83	420	-6.0
84	Station 84	425	-6.2
85	Station 85	430	-6.5
86	Station 86	435	-6.8
87	Station 87	440	-7.0
88	Station 88	445	-7.2
89	Station 89	450	-7.5
90	Station 90	455	-7.8
91	Station 91	460	-8.0
92	Station 92	465	-8.2
93	Station 93	470	-8.5
94	Station 94	475	-8.8
95	Station 95	480	-9.0
96	Station 96	485	-9.2
97	Station 97	490	-9.5
98	Station 98	495	-9.8
99	Station 99	500	-10.0
100	Station 100	505	-10.2
101	Station 101	510	-10.5
102	Station 102	515	-10.8
103	Station 103	520	-11.0
104	Station 104	525	-11.2
105	Station 105	530	-11.5
106	Station 106	535	-11.8
107	Station 107	540	-12.0
108	Station 108	545	-12.2
109	Station 109	550	-12.5
110	Station 110	555	-12.8
111	Station 111	560	-13.0
112	Station 112	565	-13.2
113	Station 113	570	-13.5
114	Station 114	575	-13.8
115	Station 115	580	-14.0
116	Station 116	585	-14.2
117	Station 117	590	-14.5
118	Station 118	595	-14.8
119	Station 119	600	-15.0
120	Station 120	605	-15.2
121	Station 121	610	-15.5
122	Station 122	615	-15.8
123	Station 123	620	-16.0
124	Station 124	625	-16.2
125	Station 125	630	-16.5
126	Station 126	635	-16.8
127	Station 127	640	-17.0
128	Station 128	645	-17.2
129	Station 129	650	-17.5
130	Station 130	655	-17.8
131	Station 131	660	-18.0
132	Station 132	665	-18.2
133	Station 133	670	-18.5
134	Station 134	675	-18.8
135	Station 135	680	-19.0
136	Station 136	685	-19.2
137	Station 137	690	-19.5
138	Station 138	695	-19.8
139	Station 139	700	-20.0
140	Station 140	705	-20.2
141	Station 141	710	-20.5
142	Station 142	715	-20.8
143	Station 143	720	-21.0
144	Station 144	725	-21.2
145	Station 145	730	-21.5
146	Station 146	735	-21.8
147	Station 147	740	-22.0
148	Station 148	745	-22.2
149	Station 149	750	-22.5
150	Station 150	755	-22.8
151	Station 151	760	-23.0
152	Station 152	765	-23.2
153	Station 153	770	-23.5
154	Station 154	775	-23.8
155	Station 155	780	-24.0
156	Station 156	785	-24.2
157	Station 157	790	-24.5
158	Station 158	795	-24.8
159	Station 159	800	-25.0
160	Station 160	805	-25.2
161	Station 161	810	-25.5
162	Station 162	815	-25.8
163	Station 163	820	-26.0
164	Station 164	825	-26.2
165	Station 165	830	-26.5
166	Station 166	835	-26.8
167	Station 167	840	-27.0
168	Station 168	845	-27.2
169	Station 169	850	-27.5
170	Station 170	855	-27.8
171	Station 171	860	-28.0
172	Station 172	865	-28.2
173	Station 173	870	-28.5
174	Station 174	875	-28.8
175	Station 175	880	-29.0
176	Station 176	885	-29.2
177	Station 177	890	-29.5
178	Station 178	895	-29.8
179	Station 179	900	-30.0
180	Station 180	905	-30.2
181	Station 181	910	-30.5
182	Station 182	915	-30.8
183	Station 183	920	-31.0
184	Station 184	925	-31.2
185	Station 185	930	-31.5
186	Station 186	935	-31.8
187	Station 187	940	-32.0
188	Station 188	945	-32.2
189	Station 189	950	-32.5
190	Station 190	955	-32.8
191	Station 191	960	-33.0
192	Station 192	965	-33.2
193	Station 193	970	-33.5
194	Station 194	975	-33.8
195	Station 195	980	-34.0
196	Station 196	985	-34.2
197	Station 197	990	-34.5
198	Station 198	995	-34.8
199	Station 199	1000	-35.0
200	Station 200	1005	-35.2
201	Station 201	1010	-35.5
202	Station 202	1015	-35.8
203	Station 203	1020	-36.0
204	Station 204	1025	-36.2
205	Station 205	1030	-36.5
206	Station 206	1035	-36.8
207	Station 207	1040	-37.0
208	Station 208	1045	-37.2
209	Station 209	1050	-37.5
210	Station 210	1055	-37.8
211	Station 211	1060	-38.0
212	Station 212	1065	-38.2
213	Station 213	1070	-38.5
214	Station 214	1075	-38.8
215	Station 215	1080	-39.0
216	Station 216	1085	-39.2
217	Station 217	1090	-39.5
218	Station 218	1095	-39.8
219	Station 219	1100	-40.0
220	Station 220	1105	-40.2
221	Station 221	1110	-40.5
222	Station 222	1115	-40.8
223	Station 223	1120	-41.0
224	Station 224	1125	-41.2
225	Station 225	1130	-41.5
226	Station 226	1135	-41.8
227	Station 227	1140	-42.0
228	Station 228	1145	-42.2
229	Station 229	1150	-42.5
230	Station 230	1155	-42.8
231	Station 231	1160	-43.0
232	Station 232	1165	-43.2
233	Station 233	1170	-43.5
234	Station 234	1175	-43.8
235	Station 235	1180	-44.0
236	Station 236	1185	-44.2
237	Station 237	1190	-44.5
238	Station 238	1195	-44.8
239	Station 239	1200	-45.0
240	Station 240	1205	-45.2
241	Station 241	1210	-45.5
242	Station 242	1215	-45.8
243	Station 243	1220	-46.0
244	Station 244	1225	-46.2
245	Station 245	1230	-46.5
246	Station 246	1235	-46.8
247	Station 247	1240	-47.0
248	Station 248	1245	-47.2
249	Station 249	1250	-47.5
250	Station 250	1255	-47.8
251	Station 251	1260	-48.0
252	Station 252	1265	-48.2
253	Station 253	1270	-48.5
254	Station 254	1275	-48.8
255	Station 255	1280	-49.0
256	Station 256	1285	-49.2
257	Station 257	1290	-49.5
258	Station 258	1295	-49.8
259	Station 259	1300	-50.0
260	Station 260	1305	-50.2
261	Station 261	1310	-50.5
262	Station 262	1315	-50.8
263	Station 263	1320	-51.0
264	Station 264	1325	-51.2
265	Station 265	1330	-51.5
266	Station 266	1335	-51.8
267	Station 267	1340	-52.0
268	Station 268	1345	-52.2
269	Station 269	1350	-52.5
270	Station 270	1355	-52.8
271	Station 271	1360	-53.0
272	Station 272	1365	-53.2
273	Station 273	1370	-53.5
274	Station 274	1375	-53.8
275	Station 275	1380	-54.0
276	Station 276	1385	-54.2
277	Station 277	1390	-54.5
278	Station 278	1395	-54.8
279	Station 279	1400	-55.0
280	Station 280	1405	-55.2
281	Station 281	1410	-55.5
282	Station 282	1415	-55.8
283	Station 283	1420	-56.0
284	Station 284	1425	-56.2
285	Station 285	1430	-56.5
286	Station 286	1435	-56.8
287	Station 287	1440	-57.0
288	Station 288	1445	-57.2
289	Station 289	1450	-57.5
290	Station 290	1455	-57.8
291	Station 291	1460	-58.0
292	Station 292	1465	-58.2
293	Station 293	1470	-58.5
294	Station 294	1475	-58.8
295	Station 295	1480	-59.0
296	Station 296	1485	-59.2
297	Station 297	1490	-59.5
298	Station 298	1495	-59.8
299	Station 299	1500	-60.0
300	Station 300	1505	-60.2
301	Station 301	1510	-60.5
302	Station 302	1515	-60.8
303	Station 303	1520	-61.0
304	Station 304	1525	-61.2

TABLE 33: HOUSING INVENTORY MATCH	OWNER-OCCUPIED HOUSING			
	Household Size	Dwellings	Households	Difference
0 Bedroom/Studio	1	24	258	-234
1 Bedroom	2	81	382	-301
2 Bedrooms	3	281	128	153
3 Bedrooms	4	478	155	323
4 Bedrooms	5	159	74	85
5+ Bedrooms	6	18	44	-26
Total		1041	1041	0
	RENTER-OCCUPIED HOUSING			
	Household Size	Dwellings	Households	Difference
0 Bedroom/Studio	1	55	83	-28
1 Bedroom	2	130	123	7
2 Bedrooms	3	74	54	20
3 Bedrooms	4	122	79	43
4 Bedrooms	5	15	29	-14
5+ Bedrooms	6	0	28	-28
Total	7	396	396	0

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.
NOTE: Number of persons and bedrooms are matched according to criteria specified in Section 50052.5(c) of the California Health and Safety Code.

At Risk Units: As part of the Housing Element update, jurisdictions must evaluate the potential for deed-restricted low income housing units to covert from affordable to market rate status. The inventory includes all multi-family rental units assisted under federal, state and/or local programs including federal and state grants, bond programs, redevelopment projects, local in-lieu fees, housing trusts funds, inclusionary housing and density bonuses. The inventory covers all units that are eligible for conversion to market rate housing due to termination of subsidy contracts, mortgage prepayment, or expiring use restrictions. This inventory was compiled through City staff, County Housing Authority and California Housing Partnership Corporation. In short, only one project was identified: a 12-unit very low income project developed by the Santa Barbara Community Housing Corporation under the California Tax Credit Program located at 590 Central Avenue and commonly known as Central Gardens I. The project was developed in 2000 and has a 55-year deed covenant. Under Housing Element criteria, the property is not deemed at risk of conversion.

Special Needs Population: Certain segments of the population have a more difficult time finding decent and affordable housing due to special circumstances particular to these groups. Those segments possessing special needs, as defined in California Government Code Section 65583(a)(6), consist of "the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter." Table 34 provides a quantitative summary of these various population segments. In sum total, disabled, homeless and farmworkers together represent 25% of the City's total population while elderly, large families and female-headed households comprise 40% of all households. Due to the size of Buellton, confidentiality laws preclude the City from obtaining detailed cross tabulations of income

and household characteristics (Andrew Ruppenstein, Research Program Specialist, Demographic Research Unit, State Census Data Center, California Department of Finance). Consequently, the numeric tabulation in Table 34 may actually overstate needs due to double counting of population segments and including persons with incomes that exceed target group thresholds. Furthermore, estimates of farmworkers and homeless are based on proportional assignments of regional data insofar as counts specific to Buellton are not indicative of total needs.

TABLE 34: SPECIAL NEEDS POPULATION	HOUSEHOLDS			PERSONS		
	Gross	Adjusted	Net %	Gross	Adjusted	Net %
Disabled				733		
Non-Elderly					483	14%
Elderly					250	
Elderly	343					
Non-Female Household		318	22%			
Female-Headed Family		25				
Large Families	175		12%			
Female-Headed Families	114					
With Children (<18 yrs)		60	6%			
Without Children		54				
Farmworkers				69		
Year-Round						
Migrant & Seasonal					191	5%
Homeless				55		6%
Individuals					25	
Families With Children					30	

SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports for Disabled, Elderly, Large Families, Female-Headed Households & Year-Round Farmworkers. U.S. Department of Health and Human Services, "Migrant and Seasonal Farmworkers Enumeration Profiles Study," September 2000 for Migrant & Seasonal Farmworkers. County of Santa Barbara, Housing and Finance Development Division, Continuum of Care Progress Report, 2002 for Homeless.

NOTES:

1. Gross figures represent the total number of persons and households in each category. Adjusted figures deduct persons and households that appear in more than one category. To avoid double counting, the adjusted figure (denoted in gray) is used in computing the percentage each particular population segment represents relative to the City's total number of persons and households.
2. Migrant & Seasonal Farmworkers is an estimate based on a proportional assignment of total estimated number of farmworkers Countywide. The proportional assignment is based on employment in Farming, Fishing, and Forestry Occupations as reported in the 2000 U.S. Census, Summary File 3 (i.e., 24,400 Countywide Migrant & Seasonal Farmworkers X [69 Buellton Residents Employed in Farming, Fishing & Forestry/8818 Total County Residents Employed in Farming, Fishing & Forestry]). This computation is made for planning purposes only and does not presuppose that this population segment either resides in Buellton or have unmet needs.
3. Homeless is an estimate based on a proportional assignment of total estimated number of homeless Countywide with unmet needs (as defined in the 2002 Continuum of Care: Gaps Analysis, County of Santa Barbara). The proportional assignment is based on total population as of January 1, 2001 (i.e., 5,646 total Countywide Unmet Homeless Need X [3,916 Buellton Population/403,160 Total County Population]). This computation is made for planning purposes only and does not presuppose that this population segment resides in Buellton or requires housing services.

a. **Elderly.** The special needs of elderly result primarily from their lower, fixed incomes, physical disabilities, dependent care and transit-dependent needs. According to the 2000 Census, 343 households within the City are headed by elderly persons, the equivalent of 22% of all households. Of these, 72% have some form of physi-

cal disability and 92% are headed by males. Typically, the housing needs of the elderly are addressed through the provision of congregate housing, secondary units, shared living arrangements and government-assisted housing. However, a characteristic peculiar to Buellton is the large percentage that mobile homes comprise of the City's total housing stock. Mobile homes represent an important source of affordable housing as underscored by the analysis in Section II. Comparing the needs of current home buyers to those already living in the community (Tables 26 and 27), the affordability gap is roughly double. As noted in Section I (Table 10), Buellton has the highest percentage of mobile homes of any jurisdiction in Santa Barbara; its closely rival is the City of Carpinteria where mobile homes comprise 17% of the community's housing stock, while the percentage within all other Santa Barbara jurisdiction is less than 10%. The City's two largest mobile home parks both have age restrictions, resulting in a large concentration of the elderly population segment in these neighborhoods.

b. Disabled Persons. The special needs of the disabled result primarily from their lower, fixed incomes, mental and physical impairments, health and dependent care needs and transit-dependency. According to the 2000 Census, 733 persons in Buellton possess one or more disabilities, the equivalent of 19% of all households. One-third of these individuals are also elderly. Data obtained from local school districts and the Santa Barbara County Education Office corroborate Census data appearing in Table 43. According to these sources, there are 24 school-aged Buellton residents enrolled in special education programs. Of this total, developmentally disabled represent the largest population segment. The general housing needs of the disabled are not dissimilar to those possessed by the elderly; that is, the provision of congregate housing, secondary units, shared living arrangements and government-assisted housing. However, the special needs particular to disabled persons include accessibility for wheelchairs, railings, ramps and adaptive retrofit of interior living spaces. Furthermore, care educators and care providers emphasize the need for community assimilation, socialization and accommodations for shared, assisted and independent living arrangements.

c. Large Households. The special needs of large families result primarily from the limited availability of adequately sized, affordable dwellings. Large families are often of lower income, frequently resulting in the overcrowding of smaller dwellings. According to the 2000 Census, 175 households within the City qualify as large families, the equivalent of 12% of all households. As further noted in Tables 7 and 16, Hispanic and Latino households possess the least income (second to Asians) and have the highest household size of any ethnic group. Furthermore, a much higher percentage of Hispanics and Latinos are renters as compared to the City's population at large (52% as compared to 26%). As noted in Table 27, overcrowding is far more common in rental units. This finding, coupled with the housing imbalance discussed above (Table 33), suggests that: (i) the needs of large families are particularly acute for Hispanic and Latino households; and (ii) an overall need for larger units in the 4+ bedroom range.

d. **Farmworkers.** The special needs of farmworkers result primarily from their extremely low incomes and seasonal occupation. As noted in Table 34, only 69 farmworkers were believed to reside in Buellton according to the 2000 Census. Insofar as the City neither has land designated for agricultural use nor housing specifically constructed for agricultural employees, the Census understates the City's proportionate share of Countywide needs. For planning purposes, the "adjusted" total in Table 34 reflects a proportional assignment of farmworkers Countywide. This computation is made for planning purposes only and does not presuppose that this population segment either resides in Buellton or have unmet needs. In total, the proportional assignment of 191 farmworkers represents 5% of the City's overall population. The needs of farmworkers generally fall within one of two categories: (i) seasonal workers whose jobs are temporary, but stationary and recurring each year; and (ii) migrant workers whose temporary assignments are accompanied with changes in geographic location. Migrant farmworkers needs are complex; they need housing in multiple locations, often for short periods of time. The situations of seasonal farmworkers, on the other hand, are similar to those of other very low income persons. These findings underscore the need for more a more plentiful supply of affordable housing together with non-traditional living arrangements such as dormitory-style housing.

e. **Female-Headed Households.** The special needs of female-headed households result primarily from lower incomes and the need for accessible child care, health care and supportive services. Child care, in particular, is both scarce and costly. According to recent surveys conducted by a coalition of children organizations (Santa Barbara County KIDS Network, the Children and Families Commission and the UCSB Gevirtz Graduate School of Education), the cost of child care has risen between 6 and 12% in the past year alone. Moreover, the current supply of licensed care meets only 24% of the estimated need for all ages. In the Santa Ynez Valley, there are no accredited child care facilities at present and only one application is pending. According to the 2000 Census, 60 households within the City are headed by females, the equivalent of 6% of all households. A comparable number and percent of households are headed by females, but without the presence children. Roughly one-half the childless female-headed households are comprised of elderly persons. This particular population segment may have other dependency needs such as in the areas of home maintenance, household finance and other routine activities. In summary, the housing needs of female-headed households are addressed through the provision of affordable housing in combination with supporting services.

Homeless: Homelessness is a Countywide concern and arises from the lack of affordable housing, increasing numbers of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor and de-institutionalization of the mentally ill. As with the estimate of farmworker needs, the number of homeless in Buellton appearing in Table 34 (i.e., 55 persons) is an estimate based on a proportional assignment of the total estimated number of homeless Countywide with unmet needs. This computation is made for planning purposes only and does not presuppose that this

population segment resides in Buellton or requires housing services. As a member of the Santa Barbara County HOME Consortium, the City actively supports the County in administering a Continuum of Care Homeless Assistance Program. In addition, the City provides financial assistance to Santa Ynez Valley People Helping People in furnishing food and emergency services to Buellton residents. According to People Helping People, the needs specific to the Santa Ynez Valley include: (i) Emergency Shelter Needs – 50 to 60 nights/year (residential motels serve as a common temporary source); (ii) Transitional Needs – 4 to 6 year round units, each client typically requiring a 90-120 day (clients primarily involve families, translating to a need for four 2-bedroom two 3-bedroom units); and (iii) Developmentally Disabled -- 6 to 10 units for developmentally disabled adults, including both assisted and independent living, evenly divided between 2 and 3-bedroom units.

SECTION IV: OPPORTUNITIES AND CONSTRAINTS

Market Constraints: High production costs, coupled with a diminished land base and high external market demand, are the primary constraints to providing affordable housing in Buellton. To help evaluate the impacts of both market forces and government regulation, a Housing Affordability Model was constructed in consultation with industry representatives and serves as the basis for the analysis that follows.

a. **Construction and Labor Costs.** Based on data obtained in connection with the Housing Affordability Model, hard costs (site and building improvements) represent nearly 50% of total development expenses. As of April 2003, construction costs for wood frame, single family homes of average to good quality range from \$63 To \$65 per square foot. For multifamily, costs average \$55 per square foot, exclusive of parking. In each case, costs for custom homes and units with extra amenities run higher. In short, the Model shows that a reduction in amenities and size of units contribute favorably to reducing development costs. This is particularly true for affordable units that are accompanied with price and rent restrictions. Additional factors are magnitude, timing and absorption; as project size increases and production time is compressed, economies of scale will drive down development costs.

b. **Land.** Next to construction and labor, land is the second largest cost component in the development process. In Buellton, escalating land costs are driven by a rapidly diminishing supply and extraordinary market demand (particularly from the South Coast area of Santa Barbara County). As noted in Table 47, there are less than 104 acres of land that are zoned for residential use and potentially available for development. However, of this total, only 19 acres are unconstrained by land use or environmental factors. As a consequence, much of the remaining focus on residential development is concentrated within the City's downtown core on property zoned for mixed use. However, much of this development potential involves the recycling of dysfunctional or underutilized properties. This further contributes to the cost of land assemblage.

c. **Profit, Marketing, Overhead and Financing.** Developer profits generally comprise 10 to 15% of the selling price of single family homes and approximately 10% of the capitalized value of rental income. In communities where demand for housing is high in comparison to available supply, developers are often able to command greater returns. Since return on investment is generally a function of total sales (less marketing expenses), market demand determines investment return more so than project costs are influenced by developer profit. With historically low interest rates, financing is far less a factor today than was true ten years ago. For much the same reason, homebuyers today are able to afford a much more expensive home and can qualify under more liberal underwriting criteria.

Government Constraints: To assist communities in updating their Housing Elements, the Home Builders Association of the Central Coast (“HBACC”) has published a position paper that provides both a critical review and proactive agenda for producing affordable housing. A central theme of the HBACC Position Paper are the constraints imposed by government regulation, namely: (i) cost inefficient and unpredictable permit processes; (ii) counterproductive and inflexible development standards; (iii) burdensome fees and untimely collection; and (iv) under-zoned properties and inadequate densities. These issues serve as the basis of the discussion that follows.

a. **Permit Process.** The City’s permit process is codified in Chapter 19.08 of the Buellton Municipal Code and provides for three levels of approval, listed in order of processing time and complexity (from least to most with approximate time frames), as follows: (i) approvals by the Zoning Administrator (i.e., Planning Director) for Zoning Clearances, Minor Use Permits and Development Plans (one to six months); (ii) approvals by the Planning Commission for Development Plans and Conditional Use Permits (three to twelve months); and (iii) approvals by the City Council when projects entail tentative maps, zone changes or other legislative acts (six to 18 months). Noticed public hearings are required for all land use approvals except Zoning Clearances. Permit requirements for different residential uses are listed in Table 35. Table 36 displays the typical processing time frame for projects under the jurisdiction of the Planning Commission alone or in combination with the City Council. In its Position Paper, HBACC does not provide a processing threshold; however, it is not uncommon for projects to take three years or longer to obtain entitlements in Santa Barbara County. Comparatively speaking, Buellton has a far less onerous system relative to duration of process. As shown in Table 36, the time required to process discretionary land use applications ranges from six to 17 months.

TABLE 35: PERMIT REQUIREMENTS	RESIDENTIAL ZONE DISTRICTS				NON-RESIDENTIAL	
	RS	RM	PRD	MHP	CN/CR	CS/M
Caretaker Housing	MUP	MUP	MUP	MUP		MUP
Condos, Co-ops & Apts		DP, A	DP, A		CUP	
Duplexes		DP, A	DP, A		CUP	
Mobile Home Parks			DP			
Mobile Homes	A	DP, A	DP, A	A	CUP	
Multifamily Dwellings		DP, A	DP, A		CUP	
Res. Care Homes < 7	A	A	A	A		
Res. Care Homes > 6	MUP	MUP	MUP	DP		
Secondary Dwellings	A				CUP	
Single Family Dwellings	A	A	A		CUP	
SOURCE: City of Buellton, Planning Department, Title 19 (Zoning) of the Buellton Municipal Code. NOTES: 1. Discretionary approvals consist of the following: DP – Development Plan; CUP – Conditional Use Permit; MUP – Minor Use Permit. 2. Ministerial (Zoning Clearance) approvals are denoted by the letter “A”.						

TABLE 36: PERMIT PROCESS	DISCRETIONARY APPROVAL		PROCESSING TIME		
	Filing Date	Final Approval	Months	Mean	Median
S. Family Subdivisions					
Meadow Ridge	07/08/94	04/13/95	8		
Sycamore Ranch	04/14/97	12/09/99	32		
Oak Creek	05/09/97	07/13/00	26		
Sycamore Ranch North	10/19/00	05/10/01	7		
Homes at Ballard Canyon	03/25/97	03/11/99	24		
Sycamore Ranch N.West	10/16/01	05/23/02	7		
Subtotal				17	16
Condos & Townhomes					
Burgundy Hills	09/08/00	08/23/01	12		
Golden Meadows	04/16/01	01/09/03	21		
Subtotal				17	17
Apartments & Mixed Use					
Central Gardens II	08/01/01	01/24/02	4		
Vintage Walk	05/23/02	09/26/02	13		
Country Cross Roads	06/14/00	07/05/01	6		
Subtotal				8	6
Total – All Projects				15	12

SOURCE: City of Buellton, Planning Department, March 12, 2003.

NOTE: Discretionary Approval includes, as applicable, Tentative Tract Map, Development Plan, Conditional Use Permit or equivalent. The types of discretionary approvals vary from project to project but are typically processed concurrently.

b. Fees and Improvements. Various fees and off-site improvement requirements are levied by the City (as well as other agencies) to cover processing costs, provide services and construct facilities such as utilities, schools and supporting infrastructure. These fees and public improvements are assessed through a pro rate share system based on the magnitude of the project's impact or the extent of benefit that will be derived. Table 37 provides a comparative analysis of fees charged for hypothetical single and multiple family projects. Comparatively speaking, the fees charged by the City of Buellton are below the median but above the average charged for single family homes elsewhere in the County, while charges for multi-family construction exceed both benchmarks. Differing rates between communities can be explained by a number of possible factors including capital cost recovery for newly constructed infrastructure, scales of economy in larger jurisdictions, etc. Without further analysis, it is inconclusive whether Buellton's fees are excessive or even if all direct development costs are fully recovered within the existing fee structure. The City's on and off-site improvement requirements generally follow Public Works Standards utilized by the County of Santa Barbara (i.e., street widths, curbs, gutters, sidewalks, etc.). Improvement costs are not extraordinary and are reflected in the Housing Affordability Model used in evaluating development feasibility appearing in Table 41. Insofar as the inventory of land potentially available for residential development is located within an existing urbanized area, improvements costs will likely be less than those incurred in rural and suburban-fringe locations.

Project Name		Project Location		Project Status	
Project ID	Project Name	Project Location	Project Status	Project ID	Project Name
1	Project A	Location A	Completed	1	Project A
2	Project B	Location B	In Progress	2	Project B
3	Project C	Location C	On Hold	3	Project C
4	Project D	Location D	Completed	4	Project D
5	Project E	Location E	In Progress	5	Project E
6	Project F	Location F	On Hold	6	Project F
7	Project G	Location G	Completed	7	Project G
8	Project H	Location H	In Progress	8	Project H
9	Project I	Location I	On Hold	9	Project I
10	Project J	Location J	Completed	10	Project J

The following table provides a detailed overview of the project portfolio, including project names, locations, and current statuses. The data is organized into two main sections: 'Project A' and 'Project B'. Each section contains a list of projects with their respective IDs, names, locations, and statuses. The 'Project A' section lists projects 1 through 10, while the 'Project B' section lists projects 11 through 20. The statuses are categorized as 'Completed', 'In Progress', and 'On Hold'. The table is designed to provide a clear and concise summary of the project portfolio, allowing for easy comparison and analysis of the different projects and their progress.

TABLE 37: DEVELOPMENT FEES		TOTAL FEES AND EXACTIONS				
		Single Family			Multiple Family	
Jurisdictions	City Fee	Schools	Total	City Fee	Schools	Total
Santa Barbara	\$9,407	\$3,860	\$13,267	\$2,105	\$1,544	\$3,649
Santa Maria	\$10,624	\$3,860	\$14,484	\$5,672	\$1,544	\$7,216
Lompoc	\$11,179	\$3,680	\$14,859	\$2,363	\$1,472	\$3,835
Buellton	\$14,461	\$4,100	\$18,561	\$9,378	\$4,100	\$13,478
Carpinteria	\$18,819	\$3,860	\$22,679	\$8,119	\$1,544	\$9,663
Unincorp. County	\$35,158	\$3,860	\$39,018	\$14,575	\$1,544	\$16,119
Mean			\$20,478			\$8,993
Median			\$16,710			\$8,439
LAND USE ENTITLEMENT PROCESSING FEES ONLY						
		Single Family			Multiple Family	
Jurisdictions						
Lompoc		\$289			\$451	
Santa Maria		\$369			\$719	
Unincorp. County		\$316			\$597	
Santa Barbara		\$596			\$803	
Buellton		\$848			\$597	
Carpinteria		\$955			\$721	
Mean		\$562			\$648	
Median		\$483			\$658	
CITY OF BUELLTON – PROCESSING FEES ONLY						
Environmental			Land Use Entitlement			
Categorical Exclusion		\$35	Zoning Clearance			\$100
Initial Study Evaluation		\$600	Development Plan (Prelim.)			\$2,300
Mitigated Negative Declaration		\$1,500	Development Plan (Final)			\$1,400
Environmental Impact Report		Direct Cost	Development Plan (Combined)			\$3,000
Policy Document Amendment			Conditional Use Permit (Major)			\$1,600
General Plan Text		\$1,400	Conditional Use Permit (Minor)			\$750
General Plan Map		\$5,000	Variance			\$1,200
Zoning Ordinance Text		\$1,600	Specific Plan			\$6,000
Zoning Ordinance Map		\$3,600	Annexation			\$6,000
Miscellaneous			Appeals			\$300
Home Occupation Permit		\$50	Time Extension			\$500
Temporary Use Permit		\$400	Permit Modification			\$1,000
Zoning Violation Correction		20% or \$200	Subdivision Maps			
Sign Permit		\$400	Lot Line Adjustment			\$2,600
Certificate of Compliance		\$500	Tentative Parcel Map			\$2,400
			Tentative Tract Map			\$3,300
			Final Map			\$3,000

SOURCE: Home Builders Association of the Central Coast, Fee Study, June 2000. City of Buellton, Planning Department, Planning and Engineering Fee Schedules, March 2003.

NOTE: Table only reflects those communities included in the HBA Fee Study. In the Table entitled "Land Use Entitlement Processing Fees Only," building permit fees serve as the basis of comparison for Multiple Family construction.

c. **Development and Building Standards.** As is typical for most California jurisdictions, Buellton has adopted a variety of development standards for all of its zone districts. These standards are codified in Title 19 of the Buellton Municipal Code and include requirements for lot area, off-street parking, lot coverage, density, building

height and setbacks. Standards particular to residential construction are set forth in Table 38. With the exception of density (discussed below), the City's development standards are not dissimilar to those imposed in other Santa Barbara County jurisdictions. Of the five zone districts that allow residential construction, the CR General Commercial district provides the most flexibility. Separate and apart from the Zoning Ordinance, the City is subject to the State Uniform Building Code ("UBC") that establishes minimum standards for all classes of construction. By law, the City is required to adopt the UBC but may impose standards that deviate from State minimums. By operation of the Municipal Code, the City adopts the UBC concurrent with its adoption by the County of Santa Barbara. Since its incorporation in 1992, the City has not initiated changes to the UCB on its own. Such changes, if any have been made, are wholly the result of the County.

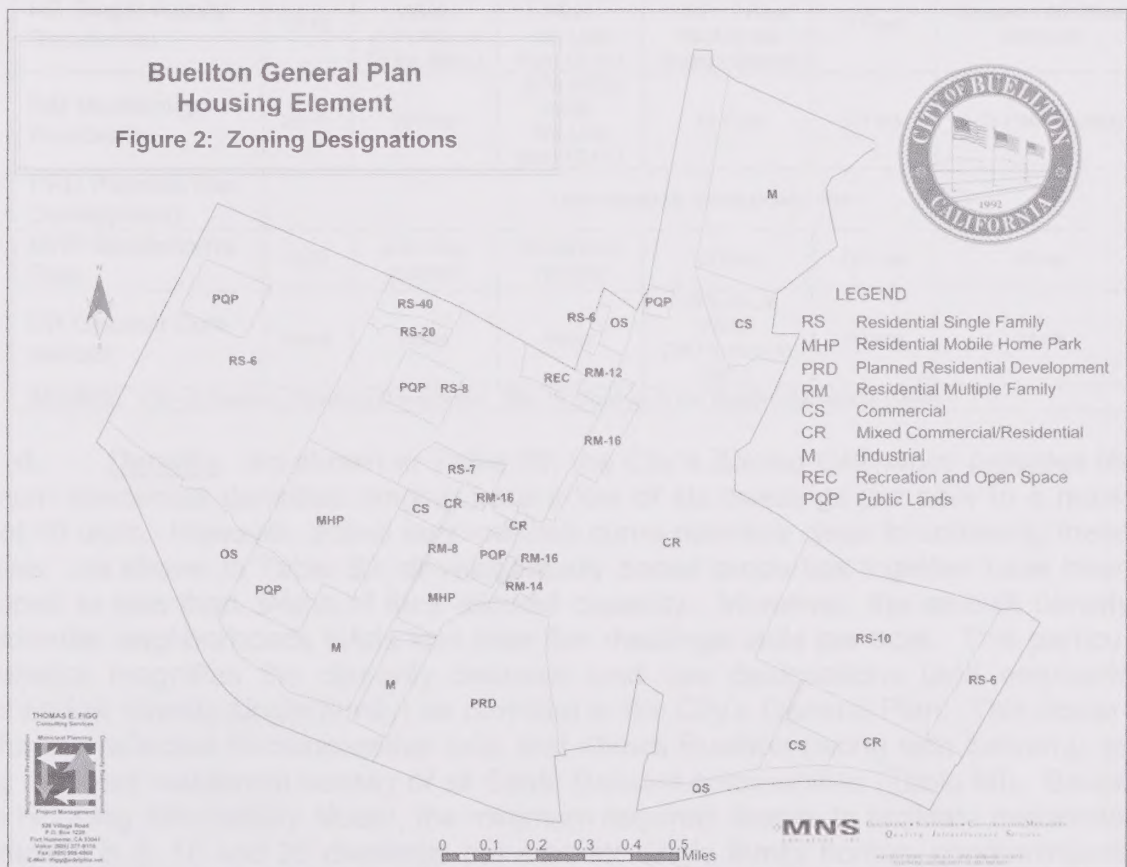


TABLE 38: ZONING STANDARDS	MINIMUM LOT AREA (Sq.Ft.)	OFF-STREET PARKING (Spaces)	LOT COVERAGE		MAXIMUM DENSITY (DU/Acre)	HEIGHT LIMIT (Feet)
			Dwelling Units	Open Space		
RS Single Family Residential	6,500	2 Covered	None	None	6.7	35
RM Multifamily Residential	10,000	1-3 (Varies)	30% Net	40% Net	16	35
PRD Planned Res. Development	None	1-3 (Varies)	50% Net	40% Net	8 (Varies)	35
MHP Mobilehome Park	43,560	2.3	60% Net	15% Net	7	25
CR General Commercial	None	1-3 (Varies)	None	None	10	35
SETBACKS						
	Front	Side	Street Side	Rear	Interior	Parking
RS Single Family Residential	20 Ft.	10% of Lot Width (5 Ft. Min. & 10 Ft. Max.)	20% of Lot Width (No Less than 10 Ft.)	25 Ft. (15 Ft. if Rear Yard Street Access Denied)	5 Feet	Same as All Other Setbacks
RM Multifamily Residential	20 Ft.	10 Feet	20% of Lot Width (No Less than 10 Ft.)	10 Feet	5 Feet	5-15 Feet (Varies)
PRD Planned Res. Development	Determined by Development Plan					
MHP Mobilehome Park	10 Ft.	5-10 Feet (Varies)	15-20 Feet (Varies)	10 Feet	10 Feet	None
CR General Commercial	None	None	None	10% of Lot Width (25 Ft. Next to Res.)	5 Feet	None
SOURCE: City of Buellton, Planning Department, Title 19 (Zoning) of the Buellton Municipal Code.						

d. **Density.** As shown in Table 38, the City's Zoning Ordinance provides for maximum residential densities ranging from a low of six dwellings per acre to a maximum of 16 units. However, actual build-out has come nowhere close to achieving these densities. As shown in Table 39, all residentially zoned properties together have been developed to less than 3/4ths of their allowed capacity. Moreover, the as-built density of residential neighborhoods totals less than five dwellings units per acre. This particular statistics magnifies the disparity between land use designations (and emphasis placed on low density single family) as provided in the City's General Plan. This disparity is further reflected in comparative data that shows Buellton (along with Solvang) as having the least residential density of all Santa Barbara communities (Table 40). Based on the Housing Affordability Model, the minimum required density to facilitate residential construction is 5, 10 and 25 dwellings per acre for single family homes, condominiums and apartments, respectively. By comparison, the City's land use policies cap allowable density at 16 units per acre while the inventory of property zoned for residential use is skewed toward the low end of the range (Table 40). Also noteworthy is that the cost of providing affordable housing is offset at the point where density bonuses are granted at a rate of two market rate units for each affordable dwelling (Table 41).

e. **Affordable Housing Ordinance.** As an interim step preparatory to updating the Housing Element, a comprehensive Affordable Housing Ordinance ("AHO") was

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

1. **Introduction** The purpose of this study is to investigate the impact of the COVID-19 pandemic on the global economy. The study aims to analyze the economic challenges faced by various countries and regions during the pandemic and to identify the factors that have contributed to the economic downturn. The study also aims to explore the role of government intervention in mitigating the economic impact of the pandemic and to evaluate the effectiveness of different policy responses. The study is organized into five main sections: Introduction, Literature Review, Methodology, Results, and Conclusion. The Introduction section provides an overview of the study and its objectives. The Literature Review section discusses the existing research on the economic impact of the COVID-19 pandemic. The Methodology section describes the research design and data sources used in the study. The Results section presents the findings of the study, including the impact of the pandemic on the global economy and the role of government intervention. The Conclusion section summarizes the main findings of the study and provides recommendations for future research.

2. **Literature Review** The literature review section discusses the existing research on the economic impact of the COVID-19 pandemic. The review is organized into three main categories: the impact of the pandemic on the global economy, the role of government intervention, and the effectiveness of different policy responses. The first category discusses the impact of the pandemic on the global economy, including the decline in GDP, the increase in unemployment, and the impact on different sectors of the economy. The second category discusses the role of government intervention in mitigating the economic impact of the pandemic, including the implementation of fiscal and monetary policies. The third category discusses the effectiveness of different policy responses, including the impact of lockdowns, social distancing measures, and the distribution of financial aid.

adopted by the City Council on September 12, 2002. The Ordinance broadens density bonus, inclusionary housing and replacement housing provisions beyond the minimum prescribed by State law. The single most important feature of the Ordinance is the requirement that at least 15% of all new residential units constructed within the City's redevelopment district be comprised of affordable housing for persons and families of low and moderate income. While this inclusionary requirement could potentially serve as a constraint to new construction, it is offset by the open-ended structure of density bonuses embodied in the AHO that enables projects within the City's redevelopment area to be built at whatever threshold the City Council, at its discretion, deems appropriate to accomplish affordable housing and revitalization objectives. This innovation was immediately applied in the Council's subsequent approval of Vintage Walk two weeks following the Ordinance's adoption. In approving Vintage Walk, the Council granted a density bonus in excess of 100%, allowing a mixed-use project at a density of 21 units per acre, well above the zone district limit of 10 units per acre. In exchange, seven of the 17 total units were dedicated as affordable housing equal to 41% of the total.

f. **Design Review.** Community Design Guidelines were adopted by the City of Buellton in November 1994 and apply to all new commercial and multi-family development, as well as non-commercial development on the frontage of Avenue of Flags, McMurray Road and Highway 246. These Guidelines set forth clearly defined standards for site design, architecture, parking and driveways, landscaping, lighting, signs and utilities. The Guidelines prescribe the process by which the standards are invoked, contain generous graphics to illustrate intended outcomes and reserve onto the Planning Commission and City Council the right to waive the standards when warranted. Unlike other County jurisdictions which defer design review to separately appointed decision making bodies, Buellton's Guidelines are melded into the overall permit process; that is, projects are evaluated for consistency with the Community Design Guidelines in connection with the permits and approvals otherwise required for a particular project. In short, the Guidelines provide definitive standards to guide applicants, do not compound or protract entitlements by adding a separate review requirement and grant flexibility to decision makers in determining how and when they are applied.

TABLE 39: LAND USE INTENSITY	NO. OF DWELLINGS		CALCULATED INTENSITY	
	Actual	Potential	Capacity	Density
Oak Creek Hillside	9	84	11%	1.09
Sycamore Ranch North	22	67	33%	2.20
Sycamore Ranch NW	28	81	35%	2.33
Ballard Canyon	43	86	50%	3.33
Thumbelina	192	233	82%	3.59
La Pita Hillside	51	92	56%	3.59
Calor - La Lata	217	224	97%	4.21
Twin Oaks	28	30	92%	5.01
Sycamore Ranch	128	171	75%	5.03
Oak Creek	48	61	78%	5.25

TABLE 39: (Continued)	NO. OF DWELLINGS		CALCULATED INTENSITY	
	Actual	Potential	Capacity	Density
Meadow Ridge	145	183	79%	5.30
Central Avenue	83	112	74%	5.43
Rancho De Maria	169	227	75%	5.97
Ranch Club	232	256	91%	6.35
River Grove	86	91	95%	8.38
Zaca Street	26	44	60%	8.47
West Highway 246	38	53	72%	9.38
Total	1,545	2,094	74%	4.72

SOURCE: County of Santa Barbara, Assessor's Office, Parcel Data Base, Roll for 2002.

NOTES:

1. Capacity defines the percent to which property has been developed according to its underlying zone classification and is computed as follows: Actual Units Developed/Total Allowed Units.
2. Density defines the number of dwellings units developed per acre of gross land.

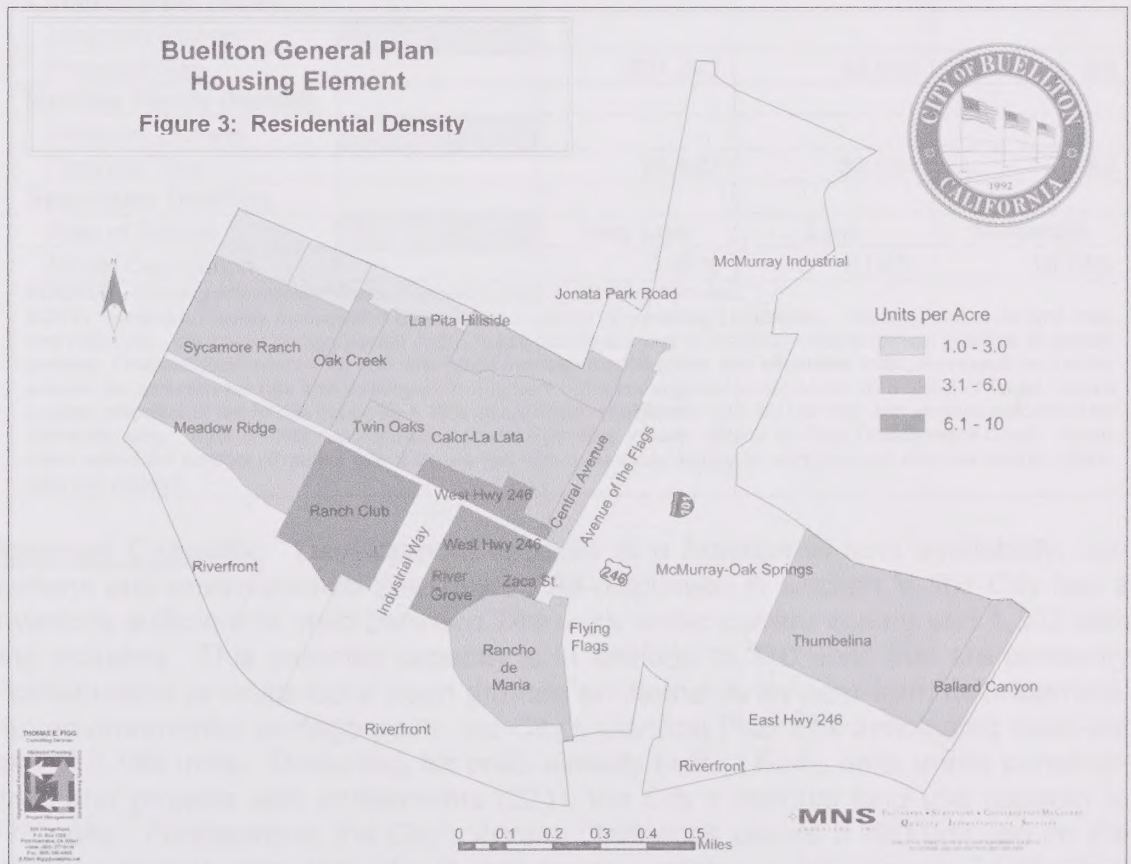


TABLE 40: POP. & HOUSING DENSITY	TOTAL COUNT		DENSITY (Per Sq. Mile)	
	Households	Dwellings	Population	Dwellings
Solvang	5,332	2,288	2,143.30	919.7
Buellton	3,828	1,483	2,450.40	949.3
Lompoc	41,103	13,621	3,532.20	1,170.50
Santa Maria	77,423	22,847	4,005.80	1,182.10
Guadalupe	5,659	1,450	4,091.60	1,048.40
Santa Barbara	92,325	37,076	4,865.30	1,953.80
Carpinteria	14,194	5,464	5,250.80	2,021.30
Unincorporated County	159,483	58,672	n.a.	n.a.

SOURCE: State of California, Department of Finance, Population and Housing Estimates.

TABLE 41: FEASIBILITY ANALYSIS	MINIMUM REQUIRED	FINANCIAL GAP		
		No Bonus	1:1 Bonus	2:1 Bonus
Single Family (Sale)				
Minimum Density	5			
Financial Gap		\$31,061	\$15,707	\$5,799
Condominium (Sale)				
Minimum Density	10			
Financial Gap		\$21,342	\$8,095	\$0
Multiple Family (Rental)				
Minimum Density	25			
Financial Gap		\$5,683	\$2,084	\$0
Secondary Dwelling				
Rate of Return	10%	Very Low	Low	Moderate
Model Calculation		5.45%	8.04%	16.74%

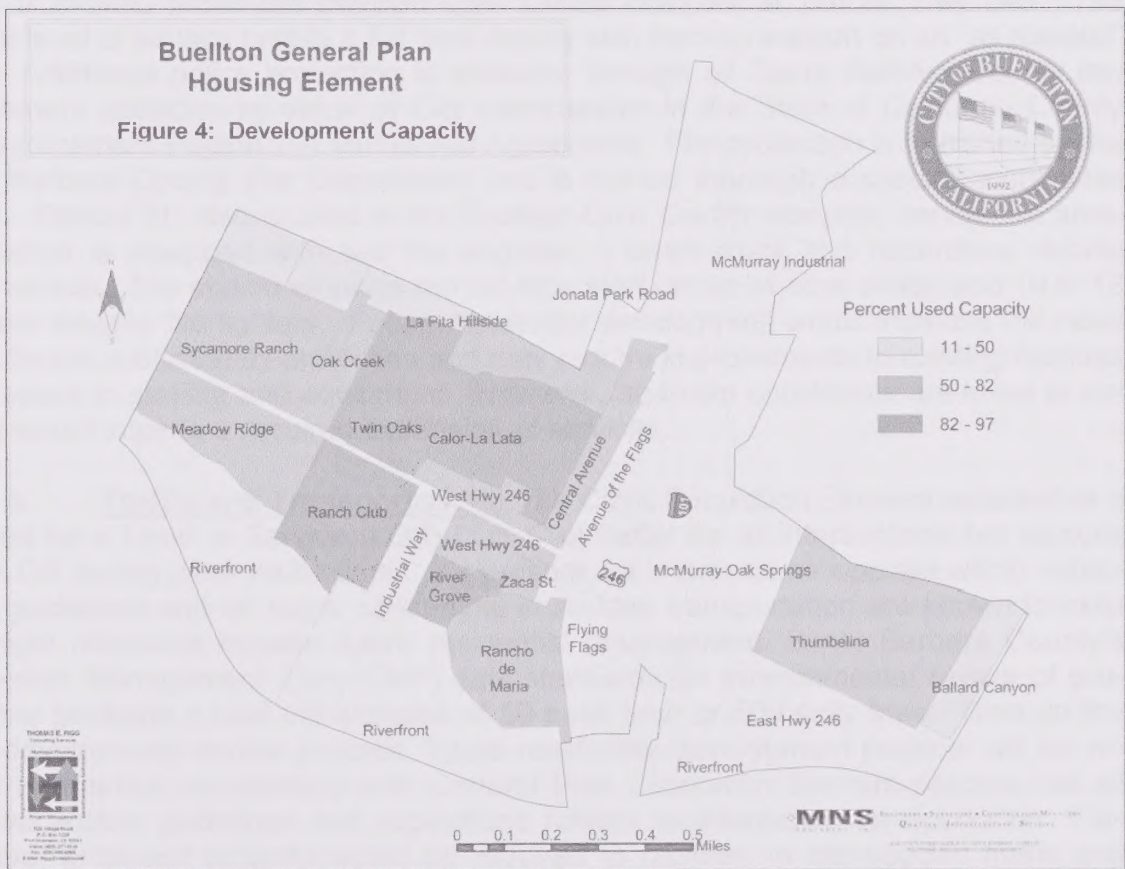
SOURCE: Housing Affordability Model, Thomas E. Figg, Consulting Services.

NOTE: Minimum Density computation is based on a variety of modeling parameters. Assumptions as to land cost, rent rates, etc., are based on aggregated data. Actual results will vary in relations to development features of specific projects. Financial Gap reflects the cost differential between market prices and affordable limits, expressed as a dollar amount for each market rate unit developed in a project. The computation is based on: (i) a blend of target income groups, reflective of net RHNA goals; (ii) a 15% inclusionary requirement; and (iii) unit size and amenity reductions for affordable units. Rate of Return is expressed as Net Operating Income divided by Total Development Costs. Bonus ratios reflect the number of market rate units granted above the base density for each low and very low income affordable unit created.

Development Capacity: Development capacity is a function of land availability, use designations and environmental thresholds. As discussed in Section V, the City has a land inventory sufficient to yield between 744 units under current zoning and 1,362 with rezoning included. This potential capacity is in addition to 370 units that are presently under construction or which have been granted entitlements for near-term development. From an environmental vantage point, the City's General Plan EIR anticipated build-out at a total of 2,169 units. Deducting for units already built (1,624), units under construction (148) and projects with entitlements (221), the City's residual land use capacity is only 176 units. Furthermore, the City's Zoning Ordinance places a 100-unit cap on the number of residential units allowed in mixed projects within the CR General Commercial zone district. This restriction effectively limits the build-out of available land to 186 units. Consequently, for the City to realize its full residential development potential, two actions are necessary: (i) modify land use designations; and (ii) remove the 100-unit limit placed on mixed use development.

TABLE 42: DEVELOPMENT CAPACITY	NO. OF DWELLINGS		
	Baseline	Gen. Plan Capacity	Balance Available
January 1, 2003	1,624	2,169	545
Under Construction	149	545	397
Entitled Projects	221	397	176
Development Potential			
CR, RM & RS Zones	774	176	(598)
Rezoning Required	588	(598)	(1,187)
Secondary Dwellings	877	(1,187)	(2,064)

SOURCE: January 1, 2003 Baseline: (i) State of California, Department of Finance, Population and Housing Estimates, 2003. January 1, 2003 General Plan Capacity: City of Buellton, General Plan EIR, 1993.
NOTE: See Tables 44 – 48 for calculations and explanation of: (i) units Under Construction and Entitled Projects; and (ii) Development Potential.



Public Infrastructure. As noted in Section V, RHNA has assigned growth need of 536 additional housing units. Depending on how this goal is accomplished, the actual number of dwellings constructed could well exceed this figure. For instance, were the City to rely exclusively on inclusionary policies and density bonuses, the theoretical requirement would escalate to as much as 2,314 units. By the same token, this approach would likely entitle a “swapping” of land use; that is, converting land designated or developed with non-residential use to one which provides the development of affordable

housing. Housing law does not require the specific sites be designated for affordable housing production concurrent with adoption of the updated Element; rather, the Element must include a program that will ultimately accomplish this objective. Consequently, the net impact on public infrastructure is not determinable at the present time; however, the likely outcome will be an increase in residential development beyond the numeric target included in the 1993 General Plan. Any changes to the Land Use Element that result from the Housing Element update will require additional environmental review. That said, the following provides a brief analysis of public infrastructure and its relationship to the Housing Element.

a. **Public Services.** Police protection in the City of Buellton is furnished under contract through the County of Santa Barbara Sheriff's Department. A Sheriff sub-station is located within the Buellton Civic Center complex at 140 W. Hwy 246. The present level of service entails a full time deputy with backup support on an "as needed" basis. Additional police protection is available through all Santa Barbara County law enforcement agencies by virtue of City membership in the State of California County Law Enforcement Region 1-A Mutual Aid Agreement. Fire protection is furnished by the Santa Barbara County Fire Department and is funded thorough a special countywide district. Station 31, also located in the Buellton Civic Center complex, serves the area. The station is equipped with two fire engines, a brush truck and hazardous vehicle waste vehicle. The station employs ten full-time staff (three 24-hour shifts) and 10 to 12 volunteer reserve fire fighters. Future residential development would increase the need for additional public safety protection and may require improvements to existing facilities or increases in staffing and equipment. However, no major constraints are know to exist that would impede a required expansion of services.

b. **Traffic and Transportation.** The City's Circulation Element establishes a standard for a Level of Service (LOS) LOS C or better for all intersections but accepts lower LOS during peak traffic times. At present, all intersections operate within established guidelines and no major constraints in surface transportation are known to exist that might otherwise impede future residential development. Santa Barbara County's Congestion Management Plan (CMP) sets standards for environmental review of projects that generate a total trip increase of 50 peak hour or 500 daily trips. Through the City's development review process, future residential development projects will be required to maintain consistency with General Plan Circulation Element policies and all other applicable guidelines and regulations related to alternative transportation. Furthermore, proposed projects would be required to conform to site-specific traffic and safety regulations that specify adequate emergency access measures. Transportation deficiencies, if any were found to exist, would be offset through a combination of development fees, project design and off-site improvements.

c. **Utilities and Service Systems.** The City's water is obtained from two primary sources: (i) five wells that draw from the Santa Ynez River Underflow and the Buellton Upland Groundwater Basin; and (ii) entitlement to 578 acre-feet per year ("AFY") of water from the State Water Project. In summary, water demand from Gen-

eral Plan build-out is roughly 497 acre-feet below the estimated supply from all sources. Overall capacity of the City's existing wastewater treatment facility is 650,000 gallons per day ("gpd") as compared to only 350,000 gpd of wastewater generated at present. Based on hydraulic loading, the City's Wastewater Treatment Plan Preliminary Facilities Plan (David L. Sullivan, P.E., May 2002) anticipates that the City's treatment plant will not reach full capacity until the year 2015. The protection of water quality in the region is under the jurisdiction of the Regional Water Quality Control Board, Central Coast Region (RWQCB) that sets standards for water contaminant levels by way of adopted Basin Plans. Through the City's development review process, future development projects are required to maintain consistency with the Basin Plan as well as City standards. In summary, there are no major constraints in water, sewer or storm drain systems that potentially impede future residential development. Facility improvement fees and associated mitigation measures would be required on a project-specific basis to offset associated impacts.

d. Solid Waste Disposal. Solid waste disposal and material recycling for the City is provided by Health Sanitation Services of Santa Maria. Waste is ultimately disposed at Tajiguas Sanitary Landfill, located in the City of Goleta, approximately 15 miles southeast of the City. The landfill serves waste disposal needs for the unincorporated areas of the south coast of Santa Barbara County, the City of Santa Barbara, Santa Ynez Valley and the Cuyama Valley. The landfill has a remaining capacity of 2.15 million tons and a permitted peak throughput of 1,500 tons per day. At current rates of disposal, the Landfill is expected to reach its permitted capacity by the year 2005. On August 13, 2002, the Santa Barbara County Board of Supervisors approved an expansion of the Tajiguas Landfill in order to extend its waste disposal capacity for an additional 15 years. Permits are now pending before the Regional Water Quality Control Board (RWQCB) and the California Integrated Waste Management Board (CIWMB). New residential development will produce solid waste at a rate of approximately 2.2 pounds per resident per day. However, this growth factor (and the corresponding eight-year time horizon of the current Housing Element planning cycle) is well within the 15-year capacity soon to be added to Tajiguas.

e. Schools. The City's school-aged population is served by the Buellton Elementary and Santa Ynez Valley Union High School Districts. The Buellton School District operates Jonata and Oak Valley Elementary Schools, both located in the City of Buellton, with current enrollment capacities of 220 and 455 students, respectively. The Santa Ynez District operates Santa Ynez High School located near the neighboring community of Solvang with a design capacity of 959. Both Districts are at or near their designed capacity and rely upon portable classroom facilities to accommodate expanded enrollment. All developers are required to pay school impact fees to offset the need for new facilities. Under Section 65995(3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Information

regarding the impending Housing Element update and forecasts of possible new residential development has been furnished to the Districts' financial consultant as they prepare to update their Developer Fee Justification Study. This updated Study will translate to new school impact fees that will be paid and assessed at the time future construction is permitted.

Transient Occupancy: The City's inventory of hotel and motel properties totals 591 rooms. Of this total, 178 rooms are located along Avenue of Flags. Approximately one-half of these rooms are believed to be occupied as primary residences; most by target income groups and many by farmworker households. While these rooms may serve as source of affordable housing, their use is contrary to underlying zoning and could potentially impede revitalization efforts within the Buellton Improvement Redevelopment Project Area. On the other hand, aggressive enforcement under the City's land use police powers may have the unintended consequence of displacing persons with limited means of finding replacement housing. One approach toward solving this dilemma is to amend the City's Zoning Ordinance by: (i) establishing the limit of what constitutes transient occupancy; (ii) establishing an amortization schedule for converting non-conforming uses, linked to change of occupancy by current resident occupants; (iii) instituting relocation assistance payments for resident occupants displaced by actions of the owner; and (iv) instituting an amnesty program, allowing a limited number of motel rooms to be used for limited residential purposes in furtherance of Housing Element goals.

Energy Conservation: Energy efficiency is important not only for conserving natural resources, it has the added benefit of keeping incidental housing costs in check. It also has public policy ramifications relative to underwriting the cost of providing affordable housing. As noted in Section II and codified in Title 25, Section 6920 of the California Code of Regulations, utility expenses are part of the formula used in computing of maximum rents and sales prices that may be charged for housing that is made available to target income groups. High utility costs translate to lower the rent and price thresholds, which in turn result in larger financial gaps between market rate and affordable housing. Simply put, as residential energy costs rise, housing affordability declines. As such, it is in the shared interest of the consumer and City to promote energy conservation. In this regard, there are three principal means by which to promote efficient use of energy resources: (i) by building regulation; (ii) by land use practice; and (iii) by education and inducement.

a. **Building Regulation.** As earlier noted, the City is subject to the State Uniform Building Code ("UBC") that establishes minimum standards for all classes of construction. A component of the State Building Code is Title 24 of the California Code of Regulations that prescribes minimum energy conservation features and requires the adoption of energy budgets for all new development. Beyond the requirements of Code (particularly in regard to existing homes), the City has the opportunity to promote energy conservation as a condition of receiving financial assistance for housing rehabilitation programs it may choose to underwrite. One such approach would be to employ the

standards prescribed in the Code of Federal Regulations (24 CFR 39.7). Property improvements undertaken pursuant to 24 CFR 39.7 encompass: (i) exterior weatherization consisting of weather-stripping, caulking and water heater insulation blankets; (ii) interior weatherization consisting of attic insulation, duct wrap and flow restrictors for showerheads and sink aerators; (iii) energy-efficient retrofit consisting of water saver toilets, wall insulation, floor insulation, space conditioning equipment, set back thermostats, pipe insulation, electronic ignition of forced air furnaces and gas cooking appliances; and (iv) energy-efficient lighting.

b. Land Use Practices. As noted in Table 52, the City has fulfilled a number of program goals established in the previous Housing Element to promote energy efficient land use practices. This includes the adoption of Sections 18.08.040, 18.10.620 and 19.06.190 of the Buellton Municipal Code that: (i) incorporate solar access policies in furtherance of the Subdivision Map Act; (ii) allow solar panels by right when attached to buildings or by zone clearance when ground-mounted; and (iii) require dedication of bicycle paths and transit facilities for subdivisions in excess of 200 parcels or as otherwise required by the General Plan. The goal of promoting compact development has continued relevance in the Housing Element update, in particular, mixed use development policies that foster smart growth principles by: (i) creating affordable housing near employment, thereby reducing automobile dependency; and (ii) concentrating growth in existing urbanized areas, thereby maximizing existing infrastructure. In the current Housing Element cycle, the City has the opportunity to affirmatively further these principals by removing the current limit placed on the number of the residential units that may be developed in conjunction with mixed use projects.

c. Education and Inducement. According to Pacific Gas and Electric Company, 44% of residential energy costs is attributed to heating and cooling systems, 33% is attributed to lighting and appliances, 14% is attributed to water heaters and 9% is attributed to refrigerators. PG&E further notes that's residential consumers can realize significant savings by a variety of relatively simple practices including insulating water pipes, weather stripping, cleaning refrigerator coils, using compact fluorescent light bulbs, repairing leaky faucets, sealing heating and cooling ducts, servicing furnace filters and installing programmable thermostats. To both assist and incentivize consumers to conserve, PG&E offers a variety of programs; most notable, energy audits, performance incentives, equipment rebates, design and construction assistance, and technical advice. As noted in Table 52, the City routinely distributes information available though PG&E; however, City has not, however, actively promoted energy awareness programs either on its own or in concert with utility companies. With the recent advent of a quarterly community newsletter, the City has the opportunity to affirmatively further energy conservation education and avail its residents of programs available though PG&E. In addition, the City can better leverage its own resources by including PG&E incentives in housing rehabilitation programs it may choose to underwrite.

TABLE 43: DISABLED POPULATION	NUMBER OF PERSONS BY AGE GROUP					
	5-15	16-20	21-64	65-74	75+	Total
Type of Disability						
Sensory Disability						122
Physical Disability						315
Mental Disability						158
Self-Care Disability						87
Go-Outside-Home Dis.						257
Employment Disability						387
Total	23	26	434	118	132	733/1,326
SOURCE: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.						
NOTE: Total shown in bottom row reflects number of persons with disabilities; total shown in right hand column reflects number of disabilities.						

Persons with Disabilities: The Fair Employment and Housing Act prohibits discrimination in all aspects of housing (rental, lease, terms and conditions, etc.) because of a person's disability. Disability is defined as: (i) physical or mental impairment that limits one or more of a person's major life activities; or (ii) a record of having, or being perceived as having, a physical or mental impairment. It does not include current illegal use of, or addiction to, a controlled substance (as defined by Section 102 of the Federal Controlled Substance Act, 21 U.S.C. Sec. 802). As noted in Section III, the special needs of the disabled result primarily from their lower, fixed incomes, mental and physical impairments, health and dependent care needs and transit-dependency. The general housing needs of the disabled are not dissimilar to those possessed by the elderly; that is, the provision of congregate housing, secondary units, shared living arrangements and government-assisted housing. However, the special needs particular to disabled persons include accessibility for wheelchairs, railings, ramps and adaptive retrofit of interior living spaces. As also noted in Section III, care educators and care providers emphasize the need for community assimilation, socialization and accommodations for shared, assisted and independent living arrangements.

a. **Code Adaptations.** As earlier noted, the City is subject to the State Uniform Building Code ("UBC") that establishes minimum standards for all classes of construction. A component of the State Building Code are regulations that implement the provisions of the Americans with Disabilities Act ("ADA"). In general, these regulations apply to all multifamily apartment and condominium buildings that contain three or more dwellings, along with special occupancy types such as lodging houses, congregate residences, homeless shelters, dormitories and time share dwellings. For these "covered" projects, a variety of accessibility routes and adaptable design features must be incorporated into all new construction. Examples of adaptable design features include backing for grab installation and removal base cabinets at the kitchen sink. Such features need not be installed until requested by an occupant. These requirements, along with all other State Building Code provisions, are aggressively enforced as part of the plan check and inspection process.

b. **Reasonable Accommodations.** At the request of a person with a disability, a housing provider must make reasonable accommodations in rules, policies, prac-

tices or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling. A housing provider must allow a person with a disability (at the tenant's expense) to reasonably modify existing premises if the modifications are necessary to afford the disabled person full enjoyment of the premises. At present, the City's Zoning Ordinance does not distinguish between variances required by virtue of occupant disabilities and those justified by physical circumstances particular to the property. The Zoning Ordinance, as presently written, limits variances to the narrow application of criteria set forth in Section 65906 of the California Government Code. This traditional variance approach: (i) requires a noticed public hearing before the Planning Commission; and (ii) limits deviations in development standards to those which are necessitated by virtue of circumstances particular to the property (rather than the occupant). A new abbreviated procedure, expressly designed to accommodate adaptive retrofit requests, is recommended.

c. **Occupancy Standards.** The City's Zoning Ordinance does not distinguish between related and unrelated members of families and households, nor does it contain numeric limits on occupancy. Section 19.12.020 defines "family" as meaning: "...one or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall not include a fraternal, religious, social or business group. A family shall be deemed to include domestic servants employed by the family." As an interim step preparatory to updating its Housing Element, an Affordable Housing Ordinance ("AHO") was adopted in September 2002 that embodies inclusionary zoning, replacement housing and density bonuses provisions to induce the production and promote the preservation of affordable housing. The AHO expressly provides the City with the right of first refusal to occupy deed-restricted units with income-qualified tenants and that preference be given in the order listed: (i) displaced persons whose dislocation involves a residential project within the City; (ii) population groups with special needs as identified in the City's Housing Element; and (iii) all other very low, lower and moderate income households. Within these categories, preference is also given to current residents of the City and priority will be assigned based on date of application. An amendment to the AHO, giving priority to persons with disability within the special needs category, is recommended.

d. **Group Homes.** Residential care facilities with six or fewer clients are allowed by simple zone clearance in all residential zones within the City. Facilities serving more than six clients are allowed by discretionary authority of the Planning Director through either a Minor Use Permit or Development Plan. As defined in Section 19.12.020 of the Buellton Municipal Code, the term "residential care home" means: "...facilities providing residential, social and personal care for children, the elderly, and people with some limits on their ability for self-care, but where medical care is not a major element." Residential care homes expressly include: "...children's homes, halfway houses, orphanages, rehabilitation centers and self-help group homes." While the City's Zoning Ordinance does not make expressed reference to shared living arrangements for disabled persons, such arrangements are clearly embodied within the defini-

tion of residential care homes. So as to clarify intent, the following Zoning Ordinance amendments are recommended: (i) include shared living arrangements as allowed residential uses, with specific references to supported living (including In-Home Supportive Services) and licensed community care facilities; and (ii) acknowledge that occupants are permitted without regard to familial status, disability or other population segment stipulated in Fair Housing statutes (e.g., individuals with Alzheimer's, AIDS/HIV, and homeless).

SECTION V: DEVELOPMENT POTENTIAL

RHNA Allocation: The Regional Housing Needs Allocation ("RHNA") process is part of a statewide mandate to address housing issues related to future growth in the State. The needs assessment process sets numeric targets with the overriding goal of assuring an equitable geographic distribution of needs and responsibilities. The numbers are first generated by HCD and then refined by regional planning agencies in cooperation with local government. While the methodology takes into account land use and zoning, the numbers are not necessarily constrained by institutional limits. Consequently, it is not inconceivable that housing numbers assigned to a particular jurisdiction exceed its theoretical carrying capacity. The number assigned to the City of Buellton for 2001-2008 is 536, of which roughly 58% is assigned to target income groups (Table 44). These numbers are roughly twice the amount assigned for the planning period from 1993 to 2001. Table 46 reflects the current adjusted requirement, taking into account construction that has occurred between January 1, 2001 and December 31, 2002.

TABLE 44: RHNA GOAL SUMMARY	NO. OF DWELLINGS		
	1993 - 2001	2001 - 2008	% Change
Very Low	44	129	193%
Lower	35	91	160%
Moderate	43	88	105%
Above Moderate	101	228	126%
Total	223	536	140%

SOURCE: Santa Barbara County Association of Governments, RHNA Allocations for 1993 and 2001.

TABLE 45: 2001-2003 NEW CONSTRUCTION	TOTAL UNITS	SINGLE FAMILY			MULTIPLE	
		Detached	Attached	2nd Units	2 to 4	5+
Units Completed						
State DoF Estimate	113	113	0	0	0	0
575-595 Ave of Flags						-14
Under Construction	-14					
Sycamore Ranch	29	23		6		
Sycamore Ranch North	26	22		4		
Ballard Canyon Homes	27	27				
Burgundy Hills	28		28			
Sycamore Ranch NW	38	28		10		
McCombs Duplex	1	-1			2	
Entitled Projects						
Vintage Walk	17		11			6
Golden Meadows	20		20			
Country Crossroads	17					17
Oak Springs	164	22	34			108
Jesus Tovalin	2				2	
Wayne Shaw	1			1		

SOURCE: California State Department of Finance, Population and Housing Estimates, 2001-2003. City of Buellton, Planning Department, Building Permit Issuances and Approved Projects List.

NOTE: Completed Units consist of: (i) units reported by the State Department of Finance constituting the difference between numbers for January 1, 2001 and January 1, 2003; and (ii) units demolished in 2003, occupied by target income groups, and subject to a lawsuit filed against the City (Garcia v. City of Buellton, et. al., United States District Court, Central District of California Case No. CV 02-4994-WMB). Gray highlighting denotes projects, in whole or part, that may be counted toward RHNA goals for target income groups.

SECTION V: DEVELOPMENTAL POTENTIAL

FINAL DISCUSSION: The purpose of this final discussion is to provide a summary of the findings of the study and to discuss the implications for future research. The study has shown that there is a significant relationship between the variables studied. The results of the study are consistent with the findings of previous research. The study has also identified some limitations and areas for future research. The study was limited by the sample size and the methods used. Future research should focus on these areas to provide a more comprehensive understanding of the topic.

Variable	Mean	Standard Deviation	Minimum	Maximum
Variable 1	1.5	0.5	1.0	2.0
Variable 2	2.5	0.5	2.0	3.0
Variable 3	3.5	0.5	3.0	4.0
Variable 4	4.5	0.5	4.0	5.0
Variable 5	5.5	0.5	5.0	6.0

Variable	Mean	Standard Deviation	Minimum	Maximum
Variable 1	1.5	0.5	1.0	2.0
Variable 2	2.5	0.5	2.0	3.0
Variable 3	3.5	0.5	3.0	4.0
Variable 4	4.5	0.5	4.0	5.0
Variable 5	5.5	0.5	5.0	6.0
Variable 6	6.5	0.5	6.0	7.0
Variable 7	7.5	0.5	7.0	8.0
Variable 8	8.5	0.5	8.0	9.0
Variable 9	9.5	0.5	9.0	10.0
Variable 10	10.5	0.5	10.0	11.0

TABLE 46: 2001-2008 RHNA GOALS	UNADJUSTED GOAL	2001-2003 NEW CONSTRUCTION	ADJUSTED GOAL
Very Low	129	-7	136
Low	91	-7	98
Moderate	88	0	88
Above Moderate	228	113	115
Total	536	99	437

SOURCE: See Tables 44 and 45.

NOTE: Units reported under "2001-2003 New Construction" only consist of units reported as "Completed Units" in Table 45. The Completed Units reported by the State Department of Finance pertain to the Meadow Ridge, Sycamore Ranch and Oak Creek single-family subdivisions and are not deemed affordable to target income groups. Under Construction and Entitled Projects reported in Table 45 will be counted toward RHNA goals in subsequent annual reviews after projects are actually completed and occupied.

Land Inventory: A detailed assessment of parcel data, coupled with field surveys, reveals a build-out potential of 774 dwellings on properties presently zoned for residential and mixed-use (Table 47). This inventory: (i) includes undeveloped, under developed, underutilized and City-owned property as defined in the notes at the bottom of Table 47; (ii) is *in addition to* the number of units reported as Under Construction and Entitled Projects in Table 45; and (iii) assumes that the current 100-unit cap on mixed used projects is removed as discussed in Section IV. Another 588 dwellings could expand this potential by rezoning properties that do not presently allow housing. In sum total, land presently and potentially available for residential development has the potential of producing 1,362 additional units (not including secondary dwellings). Of this total, 15 acres of the 197-acre inventory are suitably zoned and physically unimpaired. The balance of this acreage is constrained by one or more land use or environmental factors including flooding, noise, slopes, access, land use compatibility and competing projects. As noted in Section IV, infrastructure is not deemed to be a limiting factor. The entire inventory of available land is graphically depicted in Figures 5, 6 and 7, and tabulated in Tables 49 and 50.

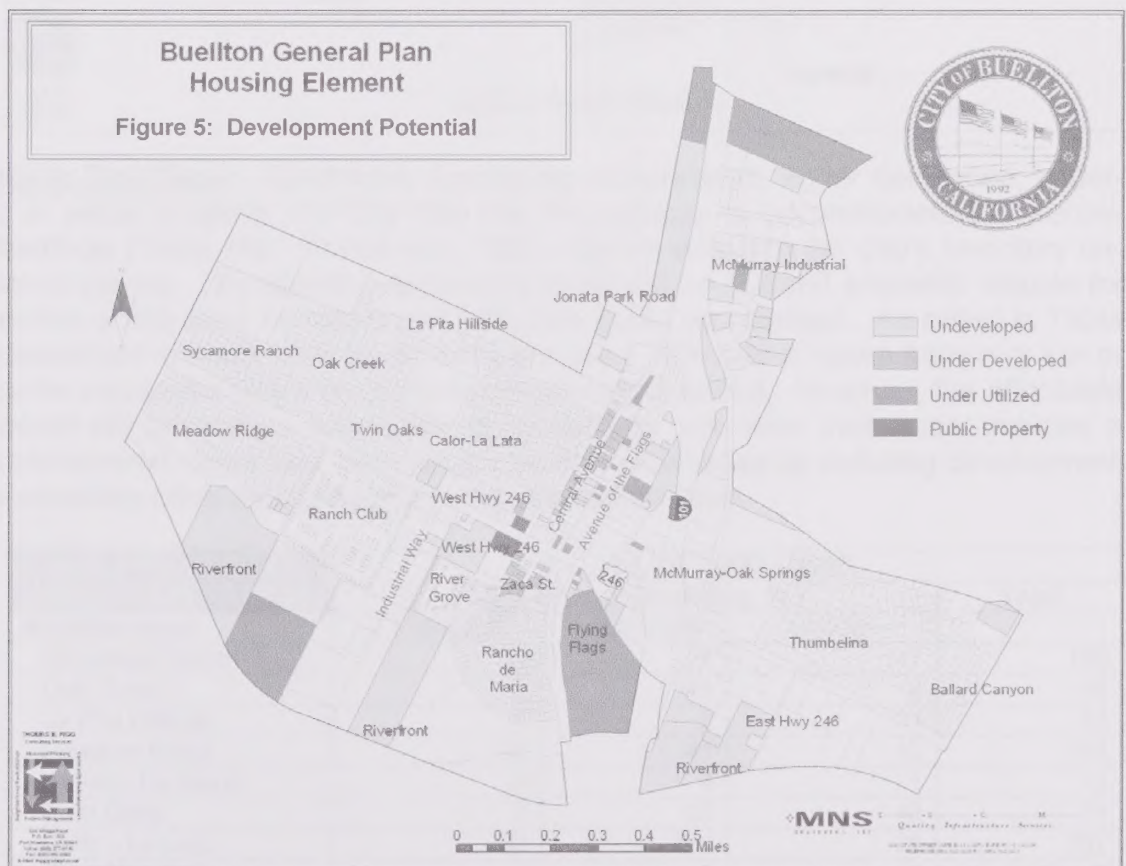
TABLE 47: POTENTIAL NEW DEVELOPMENT	CR, RM & RS ZONES		REZONING REQUIRED	
	Acres	Dwellings	Acres	Dwellings
Undeveloped Parcels				
Unconstrained	4	43	0	0
Constrained	58	443	57	318
Under Developed Parcels				
Unconstrained	8	77	0	0
Constrained	0	0	0	0
Underutilized Parcels				
Unconstrained	1	11	0	0
Constrained	33	200	34	251
Public Property				
Unconstrained	0	1	0	0
Constrained	0	0	2	19
Total				
Unconstrained	15	131	0	0
Constrained	90	643	93	588
Grand Total	104	774	93	588

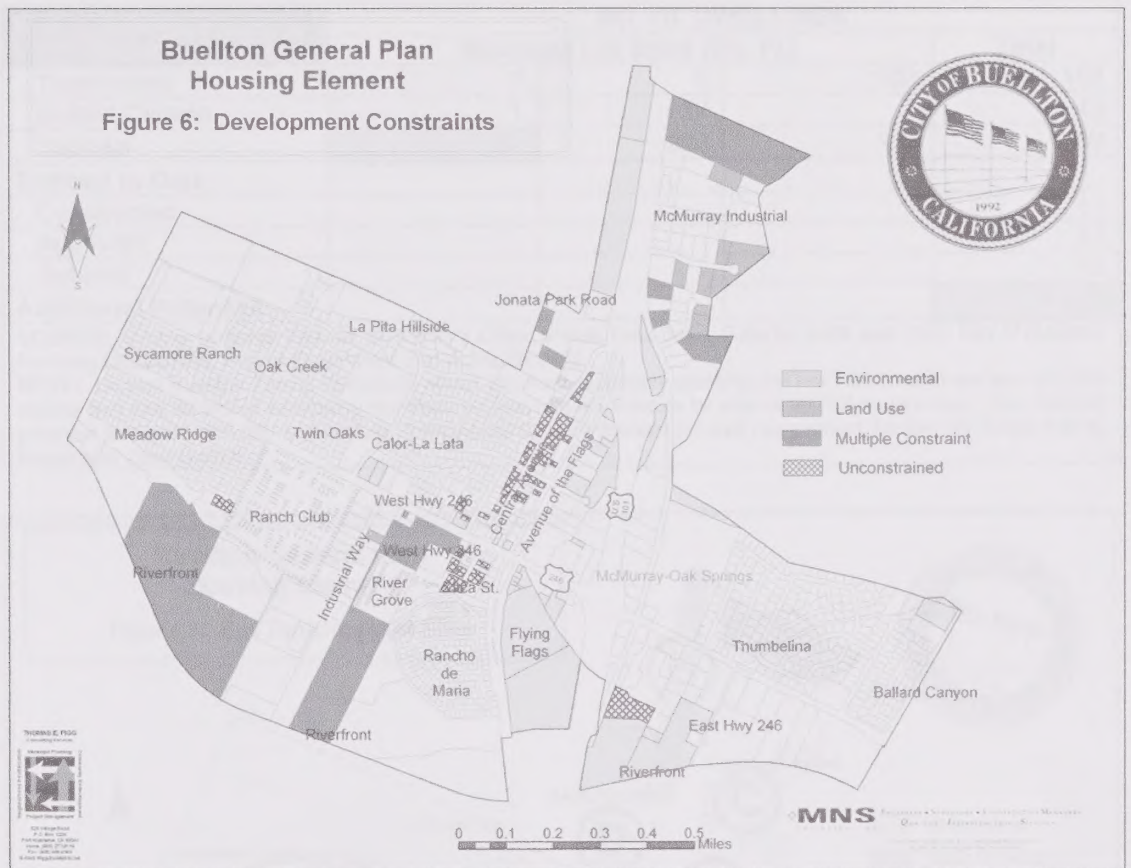
TABLE 47: (Continued)	CR, RM & RS ZONES		REZONING REQUIRED	
	Acres	Dwellings	Acres	Dwellings

SOURCES: County of Santa Barbara, Assessor's Office, Parcel Data Base, Roll for 2002. City of Buellton, Planning Department, 1993 General Plan.

NOTES:

1. Unconstrained parcels include all property without any known environmental or land use limitation.
2. Constrained parcels include those properties potentially impacted by noise, flooding, slopes, access or land use. Environmental constraints are based on hazard maps contained in the 1993 General Plan and vary with severity. Adjustments are made in calculations of development potential where specific impairments are known (e.g., reducing yields by 50% for parcels located in flood hazards areas).
3. Under Developed parcels are those located within a multiple family zone district and have been developed with one or more dwellings but less than the maximum allowed density. The feasibility of including such property in the inventory of available land is exemplified by the following recent projects: (i) McCombs – replacing a substandard detached dwelling on a 2-unit property with a new duplex; and (ii) Tovalin – adding two apartments to an existing single family property. Both projects have been constructed or entitled since January 1, 2001, and are located on Central Avenue in an RM Multiple Family Residential Zone.
4. Underutilized parcels are those that have diminimus improvement value (e.g., generally less than \$10,000). These properties are effectively vacant and available for development (e.g., only sheds or similar improvements are present).
5. Public Property consists of land occupied by existing City facilities. These parcels are included in the inventory of available land insofar as the City has commenced study of relocating its existing facilities. Potential abandonment affords the opportunity for residential reuse of these parcels.
6. CR, RM & RS includes all candidate parcels with an underlying zone classification that allows residential use. Development potential is based on density allowed by the underlying zone district.
7. Rezoning Required includes all candidate parcels with an underlying zone classification that does not allow residential use. Density is computed at 10 units per acre, consistent with the CR zone district.
8. For parcels within the CR, RM and RS zones, development potential is based on the maximum allowable density. For parcels requiring a zone change, development potential is based on CR zoning or the zoning of adjacent residential parcels. Actual yields will vary depending upon site-specific design and mitigation.





Secondary Dwellings: Apart from developing undeveloped, under developed, under-utilized or public property, the City also has the capacity to accommodate 877 secondary dwellings (Table 48). Of this sum, 693 could be added to the City's inventory under current zoning. By allowing secondary dwellings on lots not presently eligible for construction of this type, an additional 184 units could be provided. As noted in Table 41, development of these units would not generate a 10% rate of return from very low or low income occupants that a for-profit developer might expect. However, the affordable rents would still generate a return that is competitive with other investment vehicles a typical homeowner might use. This margin could be increased by reducing development fees or providing other inducements to promote construction.

TABLE 48: SECOND DWELLING POTENTIAL	NO. OF DWELLINGS			
	Minimum Lot Sizes (Sq. Ft.)			Total
Neighborhood	6,500-6,999	7,000-9,999	10,000+	
Sycamore Ranch	29	74	17	120
Oak Creek	2	44	2	48
La Pita Hillside	0	2	31	33
Meadow Ridge	92	41	12	145
Rancho De Maria	8	4	1	13
Twin Oaks	0	26	48	74
Calor - La Lata	52	160	25	237
West Hwy 246	0	0	3	3

TABLE 48: (Continued)	NO. OF DWELLINGS			
	Minimum Lot Sizes (Sq. Ft.)			Total
Thumbelina	0	0	193	193
Ballard Canyon	1	39	3	43
Subtotal	184	390	335	909
Entitled to Date				
Constructed				11
Approved				21
Subtotal				32
Additional Potential				877

SOURCE: County of Santa Barbara, Assessor's Office, Parcel Data Base, Rolls for 2002 and 2003. City of Buellton, Planning Department, Project Entitlement Status, March 2003.

NOTE: Current Buellton Zoning Ordinance allows attached secondary dwellings on lots with a minimum size of 7,000 square feet and detached secondary dwellings on lots with a minimum lot size of 10,000 square feet. The reduced potential threshold of 6,500 square feet corresponds to the minimum lot size requirement for the RS Single Family Residential Zone District.

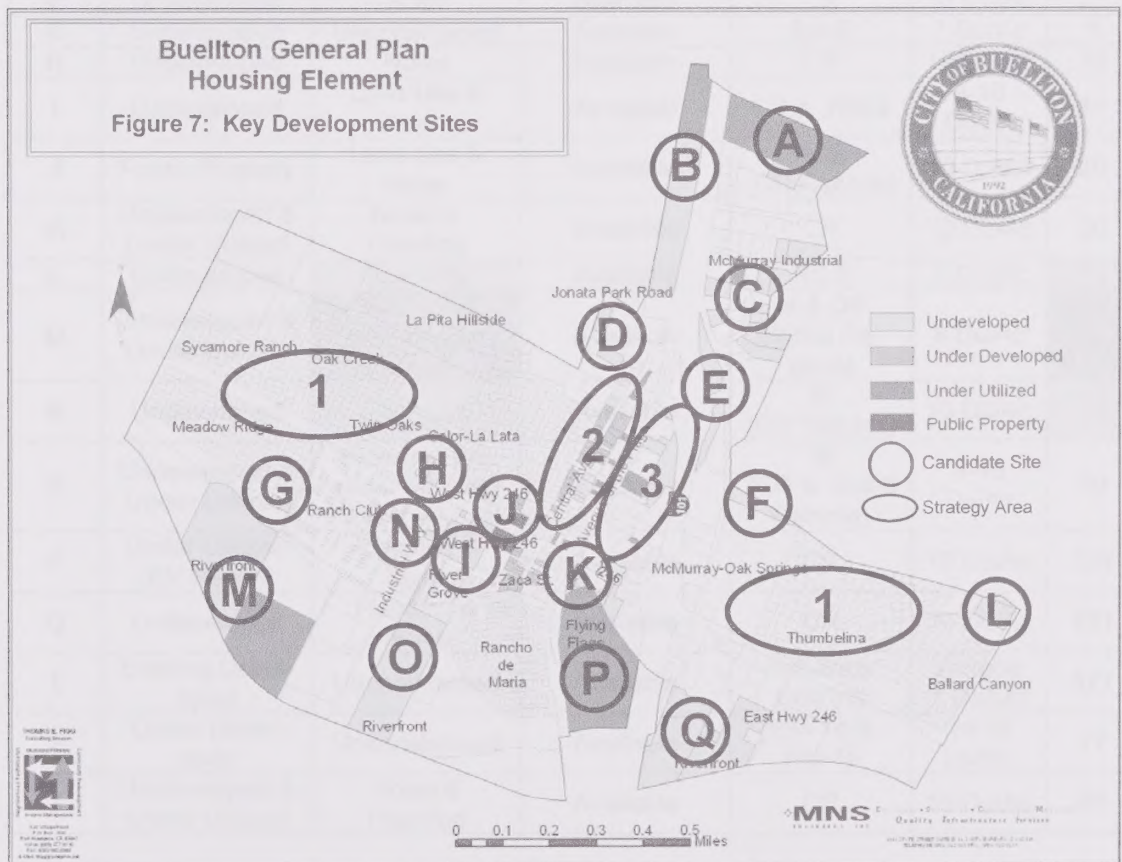


TABLE 49: SITE ASSESSMENT SUMMARY		KEY DEVELOPMENT SITES				
	SITE SUITABILITY			DEVELOPMENT POTENTIAL		
	Current Land Use	Development Constraints	Infrastructure & Services	Zone District	Base Density	Unit Yield
A	Under Utilized	Noise, Access & Flooding	Available	M (CR Rezone)	10 Du/Ac	180
B	Undeveloped & Under Utilized	Noise & Hill Slope	Available	CR	10 Du/Ac	182
C	Undeveloped & Under Utilized	Land Use, Noise & Flooding	Available	M & CS (CR Rezone)	10 Du/Ac	156
D	Undeveloped	Access & Hill Slope	Available	RM-12 & RS-6	7-12 Du/Ac	20
E	Undeveloped	Noise & Flooding	Available	CR	10 Du/Ac	51
F	Undeveloped	Slope	Available	CR	10 Du/Ac	22
G	Undeveloped	Unconstrained	Available	RS-6	7 Du/Ac	5
H	Undeveloped	Noise	Available	CR	10 Du/Ac	16
I	Undeveloped	Land Use & Noise	Available	CR & RM-8	8-10 Du/Ac	51
J	Public Property	Land Use & Noise	Available	PQP (CR Rezone)	10 Du/Ac	20
K	Undeveloped & Under Utilized	Noise & Flooding	Available	CR	10 Du/Ac	20
L	Undeveloped	Flooding	Available	RS-6	7 Du/Ac	19
M	Undeveloped & Under Utilized	Land Use & Flooding	Available	M & OS (RM-8 Rezone)	8 Du/Ac	159
N	Undeveloped	Land Use	Available	M (CR Rezone)	10 Du/Ac	5
O	Undeveloped & Under Utilized	Flooding, Access, Pending Project & L. Use	Available	M (CR & RM-8 Rezone)	8-10 Du/Ac	70
P	Under Utilized (RV Resort)	Flooding & Noise	Available	CR	10 Du/Ac	128
Q	Undeveloped	Flooding & Noise	Available	CR	10 Du/Ac	121
1	Existing Developed	Unconstrained	Available	RS Zone Districts	Variable 1 Du/Lot	877
2	Under Developed	Unconstrained	Available	RM-14 & RM-16	14-16 Du/Ac	77
3	Undeveloped & Under Utilized	Noise & Flooding	Available	CR	10 Du/Ac	62

**TABLE 49:
(Continued)**

KEY DEVELOPMENT SITES

NOTES:

1. Land inventory is grouped into Key Sites by adjacency and commonality of property characteristics. Consolidation into larger single sites provides scales of economy and improves development feasibility. This grouping, however, does not preclude development of the individual parcels of which each Key Site is comprised.
2. Except as noted below, environmental and land use constraints vary in severity and do not preclude development altogether. In the particular instance of "flooding," unit yields have been adjusted downward to account for site mitigation. Actual yields will vary depending upon site-specific design and mitigation.
3. Black highlighting denotes properties with significant development constraints as to make possible residential construction unlikely. Gray highlighting denotes properties with development constraints that make residential use possible, but problematic.
4. Except as noted in parenthesis () under "Zoning," unit yield reflects development potential based on current zoning. Rezone () denotes property that cannot be developed for residential purposes at present.

**TABLE 50: DETAILED LAND
INVENTORY**

KEY SITES

Key Site	Parcels	Acres	Assessor Parcel Numbers
A	2	17.95	137090006 137090007
B	2	18.17	099400064 099400065
C	13	15.64	137500005 137560012 137500006 137560013 137500007 137560014 137500008 137500010 137500028 137560001 137560003 137560010 137560011
D	2.1	2.10	099300005 099300023
E	3	5.11	137170047 137170059 137170060
F	1	2.16	137090046
G	3	0.68	099660032 099660033 099660034
H	2	1.57	099590042 099590043
I	2	6.36	099690028 099690032 (Partial)
J	3	2.01	099261027 099271037 099271038

TABLE 50: (Continued)		KEY SITES	
Key Site	Parcels	Acres	Assessor Parcel Numbers
K	7	2.5	137190007 137190032 137190013 137190033 137190017 137190024 137190026
L	2	2.79	137200006 137200035
M	2	39.64	099670002 099690001
N	1	0.46	099690013
O	2	17.58	099690032 (Partial)
P	2	25.6	137200085 137200086
Q	4	21.21	137200077 137200078 137200087 137200094
1	877	194	Sycamore Ranch Oak Creek La Pita Hillside Meadow Ridge Rancho De Maria Twin Oaks Calor - La Lata West Hwy 246 Thumbelina Ballard Canyon
2	34	7.88	099261002 099291001 099261003 099291002 099261005 099291003 099261006 099280003 099261011 099281011 099261012 099282015 099261014 099282018 099261015 099291004 099261016 099292020 099262004 099292022 099262007 099271004 099262009 099271005 099271023 099281012 099280001 099282001 099280002 099282002 099281008 099282003 099281010 099282016

TABLE 50: (Continued)		KEY SITES		
Key Site	Parcels	Acres	Assessor Parcel Numbers	
3	15	8.15	099271020	137170006
			099272018	137170011
			099272020	137170034
			099282009	137180050
			099283001	
			099283005	
			099283006	
			099283010	
			099283011	
			099292019	
			099300018	
			137170053	

Special Needs Allocation: Table 51 provides a breakdown of land inventory relative to categories of use and development potential for special needs population groups. This tabulation does not, nor do the numbers in Tables 49 or 50, account for potential density bonus units that might arise from the application of inclusionary housing policies. Such exclusion is not relevant to assessing goal attainment for purposes of RHNA or special populations needs insofar as density bonus units are specifically authorized as market rate units to offset the economic cost of furnishing affordable housing. It is further noted that acreage is not relevant to the "Approved Projects" category insofar as development potential has already been determined through the entitlement permit process. Particularly noteworthy, however, is the fact that emergency shelters and farmworker housing are not expressly authorized in the City's Zoning Ordinance (see Table 35). Consequently, these population groups are not shown to benefit the development potential of available land. By the same token, assisted and independent living facilities for seniors are not expressly provided by Ordinance, yet this type of project was recently approved in connection with a comprehensive Specific Plan for Oak Springs in September 2003. To rectify this anomaly, the following Zoning Ordinance amendments are recommended: (i) expressly allow emergency shelters, transitional housing, single room occupancy units and congregate care facilities as allowed uses in all zone districts subject to Conditional Use Permit; and (ii) implement the provisions of Health & Safety Code Sections 17021.5 and 17021.6 regarding accommodation of agricultural employee housing.

TABLE 51: LAND USE ALLOCATION	CR, RM & RS ZONES			REZONING REQUIRED		
	Acres	Density	Units	Acres	Density	Units
Unentitled Property						
Single Family	4	7	30			
Multifamily & Rental	9	10	90	63	4	279
Mobile Homes	13	9	120			
Emergency Shelters						
Farmworker Housing						
Mixed Use/Reuse	85	7	604	36	10	359
Secondary Dwellings	166	4	693	29	6	184
Congregate Seniors						
Subtotal	264	28	1,417	128	21	822
Approved Projects						
Single Family			214			
Multifamily & Rental			57			
Mobile Homes						
Emergency Shelters						
Farmworker Housing						
Mixed Use/Reuse						
Secondary Dwellings			21			
Congregate Seniors			78			
Subtotal			370			
Total	264	28	1,787	128	21	822

NOTES:

1. Unentitled Property consists of land that is available for development and includes Undeveloped, Under Developed, Underutilized and Public Property. See Table 47.
2. Entitled Property consists of land for which projects are either under construction or have received discretionary land use approval but permits have not yet been issued. See Table 45.
3. Tabulations are not mutually exclusive between categories. For instance, mobile homes are allowed within RS and RM zone districts. As such, the acreage, density and unit tabulations for mobile homes are computed as the sum of tabulations for the single family and multifamily/rental categories. Subtotal and Total lines have been adjusted to discount double counting.
4. Acres are reported as the gross amount of land available. However, units are calculated net of environmental constraints that impact particular properties. For instance, properties that are partially within a floodplain have been adjusted downward relative to net yield. As a result, density computations appear low and reflect net buildable areas.
5. Congregate Seniors pertains to a 78-room assisted and independent living senior facility approved in September 2003 as part of the Oak Springs Specific Plan.

SECTION VI: PROGRAM DEVELOPMENT

Past Performance: As part of the update process, communities are required to assess the achievements realized under their current adopted Housing Element. The analysis is both quantitative and qualitative relative to specific numeric goals and defined actions set forth in the Element. Significant deviations between policy objectives and actual results lend insight into crafting policies and programs for the future. For Buellton, the existing adopted Housing Element contains both qualitative and quantitative measures; relevant programs are summarized in Table 52 while housing production goals appear in Tables 53 and 54. Shortfalls in goal achievement along with programmatic ramifications are summarized in Table 55.

TABLE 52: 1993-2001 HOUSING PROGRAMS		Affordable Housing Supply
		Goal: To provide a continuing supply of affordable housing.
Programs	Accomplishments	Ramifications
The city shall review and if applicable amend its zoning ordinance to allow 1) density bonuses for subdivisions that include an affordable housing component in conformance with state law; 2) relief from setback, parking, and other site development regulations, where feasible, for projects that include an affordable housing component; 3) secondary units (e.g., granny flats); 4) manufactured housing in residential zones; 5) group housing in residential zones, in accordance with State law 6) or provides parks and recreation facilities.	Status: Objective Accomplished. Sections 19.04.150 (Density Bonus), 19.06.110 (Manufactured Housing) and 19.06.180 (Secondary Dwellings) have been incorporated into the City's Municipal Code in compliance with state law. Residential (group) homes in which care is provided to six or less persons is allowed by right in all residential zones; care provided to seven or more persons is subject to minor use permit.	Recent statutory changes necessitate the addition of moderate-income condominiums to the list of projects qualifying for a density bonus. Recommendation: Modify Section 19.04.150 of the Buellton Municipal Code to attain compliance with statutory provisions regarding condominiums affordable to moderate income persons.
The City will amend its zoning ordinance to allow residential development in conjunction with commercial in all commercial zones, subject to discretionary review by the Planning Commission and City Council.	Status: Objective (Partially) Accomplished. Section 19.02.220 of the Buellton Municipal Code allows residential dwellings, in combination with commercial development, within the General Commercial (CR) and Neighborhood Commercial (CN) Zone Districts. Property with a Commercial Service (CS) designation is excluded.	All land available for residential development with an underlying CS designation is included in the inventory of sites suitable for development (see Section IV below, Map 1, Site C). Recommendation: Eliminate Program from 2001-2008 Housing Element.

TABLE 52: (Continued)		Affordable Housing Supply	
		Goal: To provide a continuing supply of affordable housing.	
Programs	Accomplishments	Ramifications	
The city shall require a 30-year continued affordability condition in projects that receive a density bonus that also utilize government funds.	Status: Objective Accomplished. Section 19.04.150 of the Buellton Municipal Code provides for a graduated scale of affordability: 30 years with public assistance; 10 years for privately financed projects.	Recommendation: Eliminate Program from 2001-2008 Housing Element.	
The city shall adopt an ordinance that requires that new housing projects of at least 50 units in size on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning or specific plan shall pay a fee equal to one percent of the building valuation (as determined from the building permit). Such fees shall be deposited into a trust fund that can be used to construct lower income housing, write-down land or financing costs, or rehabilitate or preserve existing units. The ordinance shall include provisions to allow the use of the monies collected to provide low or no-interest loans to allow additions to existing rental or ownership units for low income households.	Status: Objective Accomplished. Section 19.02.410 was added to the Buellton Municipal Code instituting inclusionary in-lieu housing fees. This particular Section was subsequently replaced by a broader Affordable Housing Ordinance ("AHO"), adopted on September 12, 2002. The AHO strengthened inclusionary housing requirements, introduced replacement housing and dislocation restrictions, liberalized density bonus provisions and broadened housing trust fund administrative procedures.	The AHO is credited toward the Housing Element update by virtue of its adoption after commencement of the current planning cycle that began on January 1, 2001. Further revisions are recommended in Section V below. Recommendation: Revise the AHO to implement the recommendations set forth in Section V below.	

TABLE 52: (Continued)		Affordable Housing Supply	
		Goal: To provide a continuing supply of affordable housing.	
Programs	Accomplishments	Ramifications	
The city shall cooperate with the Santa Barbara County Housing Authority, People's Self Help Housing Corporation, or other non-profit agencies to secure funds through state and federal programs for development of new low income housing, and rehabilitation of existing low income households.	Status: Ongoing. The City of Buellton is a member of the Santa Barbara HOME Consortium and actively participates in the annual application process for federal housing funds. In addition, with the City's active support and participation, tax credits were awarded to the Santa Barbara Community Housing Corporation in 2000 for development of a 12-unit very low income housing project located at 590 Central Avenue and known as "Central Gardens I."	Recommendation: Restate and continue program in the 2001-2008 Housing Element. Incorporate policies that elevate the role of the Buellton Redevelopment Agency to proactively participate in land assemblage, construction financing and project development (see Section V below).	
Upon formation, the City's Redevelopment Agency shall use a portion of its funds, as required by State law, to rehabilitate existing low income housing and/or develop new low income housing.	Status: Not Completed. The City has adopted an Implementation Plan in compliance with redevelopment statutes. Residential rehabilitation and affordable housing initiatives are identified among five near-term priorities for which \$210,000 has been earmarked from the City's tax increment funds. Program development has been deferred pending completion of the Housing Element update.	Recommendation: Broaden program objectives and funding base in the 2001-2008 Housing Element.	

**TABLE 52:
(Continued)**

Conservation and Rehabilitation

Goal: To conserve and rehabilitate the City's current stock of affordable housing.

Programs	Accomplishments	Ramifications
The City shall apply annually for CDBG rehabilitation funds to enable rehabilitation (including room additions as allowed by law), for low income households.	Status: Objective Not Accomplished. The City does not qualify as an entitlement jurisdiction for purposes of the Community Development Block Grant ("CDBG") Program due to small population size. Discretionary CDBG funding through the State is problematic due to the uncertified status of the City's previous Housing Element.	Members of the Santa Barbara HOME Consortium are actively pursuing entitlement designation, using their collective population to qualify. Should this collaboration prove unsuccessful, the City should actively pursue discretionary CDBG funding through the State following adoption of the updated Housing Element. Recommendation: Restate and continue program in the 2001-2008 Housing Element. Broaden parameters to include funding sources other than CDBG to support rehabilitation efforts.
The City shall coordinate its efforts with the Santa Barbara County Housing Authority to continue receiving Section 8 subsidy monies.	Status: Ongoing. The City maintains a cooperative working relationship with the Santa Barbara County Housing Authority. At present, there are 14 Section 8 certificate and housing voucher recipients residing in the City with a sizable waiting list of prospective participants.	Recommendation: Restate and continue program in the 2001-2008 Housing Element.

TABLE 52: (Continued)		Preservation of At-Risk Units	
		Goal: Preserve all at-risk units in Buellton.	
Programs	Accomplishments	Ramifications	
The City shall coordinate with the Santa Barbara County Housing Authority to maintain a list of all dwellings within the city that are subsidized by government funding or low income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings.	Status: Ongoing. To date, only one project in the City of Buellton has either been subsidized by government funding or otherwise developed through local regulations or incentives: a 12-unit very low income project developed by the Santa Barbara Community Housing Corporation under the California Tax Credit Program located at 590 Central Avenue and commonly known as Central Gardens I. The project was developed in 2000 and has a 55-year deed covenant. Under Housing Element criteria, the property is not deemed at risk of conversion.	Recommendation: Restate and continue program in the 2001-2008 Housing Element.	
The City shall add to existing incentive programs, and include in all new incentive or regulatory programs requirements to give notice prior to conversion to market rate units.	Status: Objective (Partially Accomplished. As previously noted, the City has adopted a comprehensive Affordable Housing Ordinance ("AHO") that institutes and broadens a variety of regulatory and incentive programs. An Affordable Housing Agreement is required as a condition of land use permit approval for all residential projects governed by the AHO. Although not explicit within the AHO itself, the requirement for advance notice is a topic covered by the Affordable Housing Agreement.	Recommendation: Modify Section 19.16.022.B. of the Buellton Municipal Code to make noticing requirements an explicit part of the Affordable Housing Agreement.	

TABLE 52: (Continued)		Special Needs	
		Goal: To meet the housing needs of special groups of Buellton residents.	
Programs	Accomplishments	Ramifications	
The City shall amend its zoning ordinance to allow the development of various types of nontraditional housing, subject to discretionary approval by the Planning Commission and City Council, including group quarters and shared-living arrangements for the handicapped, elderly persons, farmworkers and single-parent families and emergency shelters.	Status: Not Completed. Section 19.02.110 of the Buellton Municipal Code lists uses allowed in all residential zone districts. While group quarters and shared-living arrangements are not expressly prohibited from the list of allowed uses, neither are they expressly permitted.	Recommendation: Restate and continue program in the 2001-2008 Housing Element.	
TABLE 52: (Continued)		The Homeless	
		Goal: To continue to avoid significant homelessness in Buellton.	
Programs	Accomplishments	Ramifications	
The City shall continue to provide information about housing opportunities and services for homeless persons to transient passersby through the Police Department, as well as City Hall.	Status: Ongoing. Information regarding services to assist homeless persons is routinely provided as appropriate. Persons needing such services are typically referred to the County Sheriff (which administers a fund for food, gas and emergency shelter) or to Santa Ynez Valley People Helping People (which administers various social services). A substation of the County Sheriff is located adjacent to City Hall and People Helping People operate in nearby Solvang.	Recommendation: Restate and continue program in the 2001-2008 Housing Element.	
The City shall cooperate with Santa Barbara County, local non-profit organizations and other agencies in the continuation of programs aimed at assisting homeless people.	Status: Ongoing. As a member of the County HOME Consortium, the City actively supports the County in administering a Continuum of Care Homeless Assistance Program. In addition, the City provides financial assistance to S.Y. Valley People Helping People in furnishing food and emergency services to Buellton residents.	Recommendation: Restate and continue program in the 2001-2008 Housing Element. Advocate the pro-rated apportionment of HOME and CDBG funding toward region-wide homeless and special needs programs.	

TABLE 52: (Continued)	Energy Conservation Goal: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Buellton residents.	
Programs	Accomplishments	Ramifications
The City shall implement Title 24 of the California Code on all new development.	Status: Ongoing. Section 10-3.1 of the Santa Barbara County Code is incorporated by reference into the Buellton Municipal Code. This particular section adopts the California Building Code and regulations embodied in Title 24 of the California Administrative Regulations. Building regulations are actively enforced by the County under contract to the City.	Recommendation: Restate and continue program in the 2001-2008 Housing Element.
The City shall work with PG&E and The Southern California Gas Company to encourage existing residents to participate in energy efficiency retrofit and rebate programs. The City will consider sponsoring an energy awareness program, in conjunction with PG&E and The Southern California Gas Company to educate residents about the benefits of various retrofit and rebate programs.	Status: Objective (Partially Accomplished. Information regarding energy efficiency retrofit and rebate programs are routinely provided as appropriate. The City has not, however, actively promoted energy awareness programs either on its own or in concert with utility companies. Furthermore, the City has discontinued keeping informational pamphlets at City Hall insofar as few persons have availed themselves of this information.	The City has commenced publication of a community newsletter that is mailed to all residents. This publication provides an excellent means by which to disseminate information on energy conservation and relevant programs. Recommendation: Restate and continue program in the 2001-2008 Housing Element. Include energy conservation in housing rehabilitation programs. Utilize the City's semi-annual newsletter as an educational resource.
The City shall review and if applicable amend its subdivision ordinances to implement the subdivision map act related to subdivision orientation for solar access. The City shall also review its zoning ordinance to consider provisions for solar access, where feasible.	Status: Objective Accomplished. Section 18.08.040 of the Buellton Municipal Code incorporates policies and design standards for incorporating energy conservation into all new subdivisions. In addition, applicable zoning regulations (codified in Section 19.06.190 of the Buellton Municipal Code) allow solar panels by right when attached to buildings or by zone clearance when ground-mounted.	Recommendation: Eliminate Program from 2001-2008 Housing Element.

Energy Conservation Goal: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Buellton residents.		
TABLE 52: (Continued)		
Programs	Accomplishments	Ramifications
New annexations to the City shall be contiguous to the existing city to increase compact urban form and energy efficiency.	Status: Ongoing. No annexations have occurred since the City's incorporation in 1992.	Recommendation: Restate and continue program in the 2001-2008 Housing Element.
The City shall amend its zoning ordinance to allow for mixed residential and commercial development, where appropriate.	Status: Objective Accomplished. Section 19.02.220 of the Buellton Municipal Code allows residential dwellings, in combination with commercial development, within the General Commercial (CR) and Neighborhood Commercial (CN) Zone Districts.	Undeveloped and underutilized land with an underlying CR zone designation can provide over 600 additional residential units at a base density of 10 units per acre. However, this potential capacity is constrained by a regulatory limit of 100 units imposed in the Buellton Municipal Code. Recommendation: Modify Section 19.02.220.C. of the Buellton Municipal Code to remove the 100-unit limit on mixed-use development within the CR Zone District.
The City shall review and if applicable amend its subdivision ordinance to require that new subdivisions include transit opportunities and bicycle and pedestrian routes, where feasible and appropriate.	Status: Objective Accomplished. Section 18.10.620 of the Buellton Municipal Code requires dedication of bicycle paths and transit facilities for subdivisions in excess of 200 parcels or as otherwise required by the General Plan, applicable Specific Plan or general regulation of the City.	Recommendation: Eliminate Program from 2001-2008 Housing Element.
Equal Opportunity Goal: To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.		
TABLE 52: (Continued)		
Programs	Accomplishments	Ramifications
The City will continue to provide information from the Housing Authority and Department of Equal Housing and Employment regarding housing and tenant rights at City Hall.	Status: Ongoing. Information regarding services and facilities to assist homeless persons is routinely provided as appropriate.	Recommendation: Restate and continue program in the 2001-2008 Housing Element. Utilize the City's semi-annual newsletter as an educational resource.

TABLE 52: (Continued)		
Equal Opportunity Goal: To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.		
Programs	Accomplishments	Ramifications
The City will refer persons experiencing discrimination in housing to California Rural Legal Assistance and/or the State Fair Employment and Housing Commission.	Status: Ongoing. According to data furnished by the Santa Barbara Fair Housing Program and State Department of Fair Employment and Housing, two complaints were lodged during the previous seven-year Housing Element planning horizon. The nature of the complaint is listed as race related eviction.	Recommendation: Restate and continue program in the 2001-2008 Housing Element. Advocate the pro-rated apportionment of HOME and CDBG funding toward County-administered Fair Housing Program.
TABLE 52: (Continued)		
Public Participation Goal: To ensure participation of all economic segments of the community in the development of housing policy for Buellton.		
Programs	Accomplishments	Ramifications
Prior to any public hearing where the City is considering amending or updating the housing element, the City will directly notify People's Self Help Housing Corporation, Santa Barbara County Housing Authority, California Rural Legal Assistance and local churches, as well as post notices at significant public locations.	Status: Ongoing. Notice of City Council and Planning Commission meetings on the Preliminary Analysis and Program Development reports have and will continue to be furnished by a combination of legal notice and direct mailing to the parties listed. Both methods will be employed when formal public hearings are scheduled for adoption of the updated Element.	Recommendation: Restate and continue program in the 2001-2008 Housing Element. Broaden notice list to include all persons requesting to receive such notice as a result of the proceedings on the Housing Element Update.

Goal Attainment: Between 1993 and 2001, a total of 136 dwellings were added to the City's inventory of housing. An additional 64 units are presently under construction or approved but not yet started. Units currently in the pipeline will be credited toward goals in the City's forthcoming Housing Element update. According to City records, eight of the units built since 1993 were approved by conditional use permit as secondary dwellings and the Santa Barbara Community Housing Corporation developed 12 units with assistance from the City. The balance of units, 116 in total, were constructed as market rate housing. The match between Housing Element goals and actual production appear in Tables 53 and 54. In summary, steady progress has been made in the areas of assisted housing and market rate housing; less so in the areas of secondary units, density bonus, mixed use, mobile homes, redevelopment and rehabilitation. The match between types of housing is generally consistent with established goals, while tenure changes are undeterminable.

TABLE 53: 1993-2001 GOAL ALLOCATION	INCOME CATEGORIES			
	Very Low	Low	Moderate	Above Mod.
PROGRAM/APPROACH				
New Construction				
Density Bonus		15		
Secondary Units	15	10		
Mobile Homes		5	5	
Mixed-Use Housing		5	5	
Housing Trust Fund	10	5		
Public & Non-Profit	15			
Redevelopment	10			
Private Market			40	120
Rehabilitation	20	20		
Total	70	60	50	120
DISTRIBUTION	Owner	Rental	Single	Multiple
Tenure	60%	40%		
Type			80%	20%

SOURCE: City of Buellton, Planning Department, 1993 Housing Element Programs and Goals.

TABLE 54: 1993-2001 PERFORMANCE	GOALS (No. of Units)		ACTUAL CONSTRUCTION	
	Units	Target	Units	% of Goal
PROGRAM/APPROACH				
New Construction				
Density Bonus	15	Lower	0	0%
Secondary Units	25	V. Low & Lower	0	0%
Mobile Homes	10	Lower & Mod	0	0%
Mixed-Use Housing	10	Lower & Mod	0	0%
Housing Trust Fund	15	V. Low & Lower	12	80%
Public & Non-Profit	15	V. Low	12	80%
Redevelopment	10	V. Low	0	0%
Private Market	160	Mod & Above	124	78%
Rehabilitation	40	V. Low & Lower	0	0%
Total	300		136	45%
HSLD. DISTRIBUTION				
Very Low	70		12	17%
Lower	60		0	0%
Moderate	50		64	128%
Above Moderate	120		58	48%
UNIT DISTRIBUTION				
Single Family		80%	108	79%
Multiple Family		20%	28	21%

SOURCES: City of Buellton, Planning Department, 1993 Housing Element, Programs and Goals. State of California, Department of Finance, Population and Housing Estimates, 1993 - 2002.

NOTES:

- Household Distribution is based on following apportionments: (i) all Secondary Dwellings (8 total) are counted toward moderate income; (ii) all Public & Non-Profit units are counted toward very low income; and (iii) Private Market units are evenly divided between Moderate and Above Moderate categories.
- The apportionment of Secondary Units to moderate income households corresponds to a survey of secondary unit ownership and occupancy that was undertaken in March 2003.
- Central Gardens I, a 12-unit very low income rent restricted project, was constructed by Santa Barbara Community Housing Corporation in 2000 under the California Tax Credit Allocation Program with assistance from the City of Buellton using Housing Trust Funds. As such, this project is credited against two goal categories - Housing Trust Fund and Public and Non-Profit. Total goal attainment has been adjusted to avoid double counting.

Program Ramifications: Table 52 provides a qualitative assessment of existing housing programs along with recommended actions for the future. In summary, approximately one-third of the stated objectives have been achieved and need not be continued; approximately one-third have continued relevance and should be retained; and approximately one-third have either not been achieved or require retooling. Tables 53 and 54 provide a quantitative assessment of numeric goals. As noted above, the City realized only 9% of its new construction goals for low and very low income households. This shortfall is compounded by a dramatic increase in production goals for low and very low income households in the forthcoming planning cycle. Compared to the previous planning cycle, RHNA goals for these particular target households have nearly tripled. In summary, there is a clear and convincing need for deeper subsidies, land use incentives and layered funding to make development of affordable housing possible. Principal findings, together with regional policy considerations, are summarized in Tables 55 and 56 below.

TABLE 55: HOUSING ANALYSIS SUMMARY		BUELLTON PROGRAMMATIC CONSIDERATIONS	
Issue Area	Observation	Ramification	
Demographics	• Increase in children & minorities with decline in elderly translate to higher household sizes. • Housing stock is skewed toward owner occupied single family housing as opposed to rentals. • Inventory of available housing is scarce compared to an ideal vacancy target of 5%.	1. Need for more housing with emphasis on apartments and larger size units.	
Economics	• Majority of current residents are low & moderate income; could not buy or rent at today's costs. • Incomes are lowest among minorities and special needs population with scarcest housing.	9. Need to preserve and protect existing housing stock and its affordability. 10. Need to affirmatively further fair housing to assure equal access and prevent discrimination.	
Affordability	• Market rate housing is not affordable except for moderate income rentals and condo purchases. • The affordability gap is significantly larger in the homeownership category as opposed to rentals. • Multiple family rentals require the least subsidization to produce affordable units.	11. Need to emphasize multiple family production as means of providing affordable housing.	

TABLE 55: (Continued)		BUELLTON PROGRAMMATIC CONSIDERATIONS	
Issue Area	Observation	Ramification	
Existing Housing Needs	• Affordability constitutes the single biggest need; overall needs are most acute among renters. • Special needs of disabled, homeless and migrant farmworkers require non-traditional responses.	12.Need to foster preservation, improvement and enlargement of rental units. 13.Need to leverage resources & partner with service providers to address special needs.	
RHNA Goals	• RHNA goals have doubled and are skewed toward the area of least performance – very low income. • Housing programs and production goals are generally driven by development economics. –very low income: public subsidization. –lower income: density bonus and secondary dwellings –moderate income: rental production.	14.Need to adjust land use policies, commit funds and engage directly in the development process to produce very low income units.	
General Plan Capacity	• There is sufficient capacity to produce a potential of 1,457 housing units and 877 secondary dwellings. • RHNA goals and development capacity exceed General Plan thresholds. • Higher densities are needed to stimulate production affordable housing.	15.Need to amend General Plan and evaluate options relative to environmental consequences.	

TABLE 56: REGIONAL HOUSING POLICIES	AREAWIDE PROGRAMMATIC CONSIDERATIONS	
HOME Consortium 2001-05 Consolidated Plan 5-Year Housing Strategy	South Coast Livable Communities Housing Element Platform	Home Builders Association Housing Element Policy Position Paper
1. Large Families. There is a serious need for rental housing opportunities for large, very low and low income families. 2. First Time Homeownership. There is a serious need to increase the opportunities for homeownership for low income first time homebuyers. 3. Rental Housing. There is a serious need for rental housing opportunities for small, very low income households including units for elderly and special needs populations. 4. Housing Rehabilitation. There is a serious need for rehabilitation of single family homes, apartments and facilities for special needs clients occupied by low income homeowners and/ or tenants.	1. Housing Types. Encourage mixed residential and commercial uses, high density projects, rental and co-op housing, secondary dwellings, in-fill development and special needs housing (i.e., SROs, group homes and congregate living). 2. Development Capacity. Expand the inventory and development capacity of residential property through rezoning, upzoning, pyramid zoning and establishment of minimum density requirements. 3. Targeted Development. Institute a high-density housing overlay zone designation to encourage production of rental, workforce homeownership and special needs housing. 4. Flexible Design. Relax development standards, promote flexible "life cycle" design for single family homes and encourage green building design principles. 5. Inclusionary Housing. Promote inclusionary housing in conjunction with development incentives including higher density, "fast-track" processing, fee adjustments, financial assistance and density bonuses in excess of State minimum.	1. Land Use Policies. Broaden amount of land available for housing development, increase densities to maximize utilization, provide densities bonuses above 25% statutory minimum, provide zoning to accommodate full spectrum of housing types and promote in-fill residential development for all vacant and underutilized land regardless of zoning. 2. Development Practices. Broaden funding sources for public infrastructure, adjust development standards to accommodate higher densities, incentivize near-term residential development, allow for creative application of building standards, avail public land for affordable housing development, promote workforce housing. 3. Development Standards. Reduce lot size requirements for affordable housing projects, decrease parking requirements for projects near transit and employment centers and increase allowable densities for mixed-use affordable projects.

TABLE 56: (Continued)	AREAWIDE PROGRAMMATIC CONSIDERATIONS	
HOME Consortium 2001-05 Consolidated Plan 5-Year Housing Strategy	South Coast Livable Communities Housing Element Platform	Home Builders Association Housing Element Policy Position Paper
	6. Development Financing. Promote collaborative public-private partnerships, create and utilize housing trust fund, establish commercial linkage fees, increase commitment of redevelopment housing setaside funds above 20% statutory minimum, recycle public property for adaptive reuse, and land bank property for future affordable housing development. 7. Development Fees. Devise development fee schedules according to unit characteristics rather than number, waive/defer fees for affordable housing projects and institute fee options (in-lieu of inclusionary housing) to subsidize construction of affordable rental housing. 8. Administrative Practices. Streamline processing procedures, institute "fast-track" permitting, devise financial incentives to induce affordable development, protect and preserve existing affordable housing, institute regular performance review and promote citizen awareness.	4. Entitlement Process. Increase predictability of permit process by clearly defining development requirements, create efficiencies through use of standardized codes, employ Program EIRs to streamline project-specific environmental compliance, develop staff capacity to process affordable housing projects and employ "fast-track" permit processing. 5. Implementation. Establish advisory process to monitor housing practices, promote public awareness of housing needs, dedicate more redevelopment funds to produce affordable housing, delay impact fee collection to actual occupancy, waive/defer fees for affordable housing projects, pursue grant funds to underwrite/supplement housing program costs, link inclusionary policies to development incentives, and consider general obligation bonds to support affordable housing.

Resource Inventory: As noted in Table 54, the City realized only 9% of its new construction goals for low and very low income households in the past Housing Element. This figure would have been much less were it not for the construction of Central Gardens I; a project made possible through a local non-profit housing partnership in combination with tax credits and grant funds. To reiterate an earlier statement, there is a clear and convincing need for deeper subsidies, land use incentives and layered funding to make development of affordable housing possible. This is particularly true of very low

income where the needs are the greatest and the numeric RHNA goals the highest. Local funds alone are insufficient to meet that need. Instead, the City will need to draw upon a variety of existing and potential funding resources available from state, federal and private sources. A partial listing of state and programs appears in Table 57. Locally, the most significant and immediately available resources are summarized below:

a. **Redevelopment Housing Set Aside.** State law requires that redevelopment agencies set aside no less than 20% of all tax increment revenue derived within designated project areas for activities that increase, improve or preserve the supply of housing affordable to persons of low and moderate income. Such funds may be used to finance home purchases, housing rehabilitation and new construction in neighborhoods inside or outside the Project Area. In addition, 15% of all new privately developed housing and 30% of Agency-assisted housing within the Project Area must be made affordable to persons and families of low and moderate income. This particular requirement is now codified in the City's recently adopted AHO. As of the period ending June 30, 2003, the Buellton Redevelopment Agency has accrued \$281,837 in housing setaside. These funds are unencumbered and available for immediate use. For the balance of the Housing Element planning period, an additional \$284,380 in housing setaside funds are anticipated, bring the total available to \$566,217.

b. **HOME Investment Partnership Program.** Federal HOME can be used for a variety of activities that promote affordable rental housing and homeownership for low and very low income households. Funds may be used for building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. Grant recipients must provide a local match ranging between 25 and 50% depending on program activity. To enhance their prospects for funding, the Cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria and Solvang have formed a consortium formed in cooperation with Santa Barbara County. Since forming this alliance, the HOME Consortium has succeeded in securing funds in each of the annual application cycles dating back to 1999. Buellton's proportionate share of funds totals \$60,000. Rather than spend small amounts incrementally, the City has opted to accrue its allocation until a single project warrants their expenditure. Based on the Consortium's track record in the past, the City anticipates receiving an additional \$80,000 in HOME funds for Buellton during the remaining Housing Element planning period, bring the total available to \$140,000.

c. **Community Development Block Grant Program.** The City of Buellton is eligible to receive Community Development Block Grant funding annually through the State of California's "Small Cities Program." A portion of these proceeds are available for affordable housing projects and public facilities serving low income residents, including new housing construction, ownership and rental rehabilitation, infrastructure improvements and the provision of public facilities and services for low income residents. The balance of this funding can be utilized for economic development and planning activities. This is a competitive program, requiring the preparation of an annual application to the State in response to a Request for Proposals. In similar fashion to the HOME

Consortium, the County is currently spearheading an effort among participant cities to qualify for entitlement funding. Under the Urban County Program, member jurisdictions would be entitled to annual CDBG allotments directly through the U.S. Department of Housing and Urban Development. The qualification process is presently underway and should be completed well before the end of the Housing Element Update planning period. The amount of potential funding is not known at this time.

d. **County Housing Trust Funds.** Santa Barbara County receives fees assessed on developers and project owners to support the production and maintenance of affordable housing. These funds are disbursed to private and non-profit developers and public agencies for the provision of the range of housing alternatives, including moderate, low and very low income ownership and rental housing, special needs and farm-worker housing, and transitional housing. These funds are most often used to supplement projects already receiving federal, state or other local funding support. At present, there is an unencumbered balance of approximately \$1 million specifically earmarked for the Santa Ynez Valley planning area. These funds are available on an on-going basis. The County also has the ability to supplement this geographic reservation through an annual application process. In each case, funds are awarded on a case-by-case basis.

e. **Non-Profit Housing Organizations.** In addition to direct funding, Buellton has access to indirect resources through alliances with local non-profit housing organizations. The organizations most active in Santa Barbara County include: (i) Housing Authority of Santa Barbara County, a political subdivision of the State responsible for providing affordable housing through rent subsidy programs or by occupancy in one of its housing developments; (ii) Peoples' Self-Help Housing Corporation (PSHHC), a non-profit housing developer providing design, implementation, technical assistance and property management of low income ownership and rental housing; (iii) Santa Barbara Community Housing Corporation, specializing in housing finance and providing information, education, property management and technical assistance to persons and organizations who want to develop low income housing; and (iv) Cabrillo Economic Development Corporation (CEDC), offering construction, property management, homeownership, counseling and community building services.

TABLE 57: STATE FUNDING PROGRAMS			PROGRAMS ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT	
Rental Programs	Program Description		Total Funds Available	
Multifamily Housing Program (MHP) - General	Low-interest loans for development of affordable rental housing.		\$779 million	
Multifamily Housing Program (MHP) - Supportive Housing	MHP funds reserved for development of units for the disabled. Available with MHP General funds (under the same NOFA).		\$190 million	

TABLE 57: (Continued) PROGRAMS ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT		
Rental Programs	Program Description	Total Funds Available
Multifamily Housing Program (MHP) - Services Space	MHP funds reserved for development of space for health and social services connected to MHP projects. Available with MHP General funds (under the same NOFA).	\$20 million
Multifamily Housing Program (MHP) - Student Housing	MHP funds reserved for development of units for low-income university students.	\$15 million
Local Housing Trust Fund Program	Matching grants to local agencies who operate local housing trust funds.	\$24 million
Preservation Interim Repositioning Program	Short term loan to one organization for preservation of "at-risk" subsidized developments.	\$4.8 million
Accessibility Grants for Renters	Grants by HCD to local agencies to fund accessibility improvements for disabled renters.	\$5 million
Homeownership Programs	Program Description	Total Funds Available
CalHome	Grants and loans by HCD to local public agencies and nonprofits to fund local homeownership programs and developments.	\$108 million
Building Equity and Growth in Neighborhoods (BEGIN)	Grants by HCD to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for downpayment assistance for low and moderate income homebuyers.	\$72 million
CalHome: Self-Help Housing set aside	Grants to organizations to assist low and moderate income households who build their own homes.	\$9.5 million
Farmworker Housing	Program Description	Total Funds Available
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) - General	Grants and loans for development of rental and ownership housing for farmworkers.	\$135 million
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) - Migrant Housing	JSJFWHG funds reserved for development of housing for migrant farmworkers.	\$25 million

TABLE 57: (Continued)		PROGRAMS ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT	
Farmworker Housing	Program Description	Total Funds Available	
Joe Serna Jr. Farm- worker Housing Grant Program (JSJFWHG) Housing w/Health Ser- vices	JSJFWHG funds reserved for housing with health services for farmworkers.	\$20 million	
Emergency Housing Assistance Program	Grants for development of emergency shelters (no operating subsidy).	\$186 million	
(EHAP) Jobs Housing Balance Incentive Grant Program	Grants to local governments that approve increased housing production.	\$99 million	
Workforce Housing Re- ward Program	Grants to local governments that approve affordable housing projects.	Part of \$99 million JHBIG	
Code Enforcement Incen- tive Program	Grants for capital expenditures for local code enforcement departments.	\$4.75 million	
PROGRAMS ADMINISTERED BY THE CALIFORNIA HOUSING FINANCE AGENCY (CalHFA)			
Program Name		Description	Total Available Funds
California Homebuyer's Downpay- ment Assistance Program (CHDAP)		Deferred payment down pay- ment assistance loans for first-time moderate income homebuyers.	\$111.6 million
Homeownership in Revitalized Ar- eas Program (HIRAP)		Downpayment assistance tar- geted to first-time low income homebuyers purchasing in re- vitalization areas.	\$11.9 million
School Facility Fee Downpayment Assistance Program		Downpayment assistance grants for homebuyers of newly constructed homes	\$47.5 million
Mortgage Insurance		Insurance for home mort- gages.	\$80.75 million
Extra Credit Teacher's Home Pur- chase Assistance (Extra Credit Teacher Program)		Provides up to 100% financ- ing to eligible teachers, administrators and staff mem- bers working in low perform- ing schools	\$23.75 million
Preservation Opportunity Program		Supplemental financing for "at-risk" subsidized rental de- velopments receiving bond fi- nancing from CalHFA.	\$42.75 million
SOURCE: State of California, Department of Housing and Community Development, April 2003.			

Alternative Approaches: The ultimate cost and scope of residential development required to achieve Housing Element goals will be driven by the range of programs and activities that are adopted. In this regard, two fundamental choices are available: (i) an “incentive-based” approach that relies heavily on private sector participation to achieve to RHNA goals (e.g., inclusionary housing with density bonuses, affordable housing overlay zone with higher base densities, etc.); and (ii) “public intervention” wherein the production of affordable housing requires proactive government involvement (e.g., higher base density with larger inclusionary requirements, land acquisition and write-downs, fee waivers, etc.). An “incentive-based” approach requires the least public subsidy to accomplish, provides the greatest flexibility and distributes affordable units over the broadest geographic area; however, it also translates to a greater number of residential dwellings overall. Public intervention, on the other hand, presumes direct involvement in assembling, developing and/or assisting in the production of affordable housing on one or more of the Key Development Sites inventoried in Table 49. The result is a higher concentration of units at fewer locations. Depending on which approach is emphasized, the number of units required to achieve RHNA goals potentially range as high as 2,314 units.

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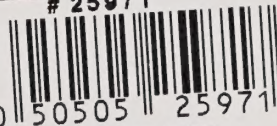
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